HOUSING MARKET INFORMATION

# HOUSING NOW

## Vancouver and Abbotsford CMAs

Canada Mortgage and Housing Corporation

Date Released: February 2009

## Vancouver and Abbotsford Housing Starts Move Lower In January

Following the trend set in the later part of 2008, the pace of new home construction in Vancouver continued to slow in January. In the first month of 2009, construction started on about half as many homes as there were in the same month last year. Homebuilders broke ground on 72 single detached homes and 537 multiple family (semi-detached, townhouse, and apartment) units during the month.

In a similar fashion, fewer new homes broke ground in Abbotsford in last month compared to January 2008. Total starts were one tenth of 2008 levels. Significant declines were echoed in both the single family and multiple family segments.

Fewer housing starts are forecast for the year ahead for both Vancouver and Abbotsford. A well-supplied re-sale market and growing stock of unsold homes on the market are making some developers hold off on new projects until more of the existing inventories are absorbed. The large number of units under construction in both Vancouver and Abbotsford will contribute to the growing inventory of completed and unsold homes throughout 2009.

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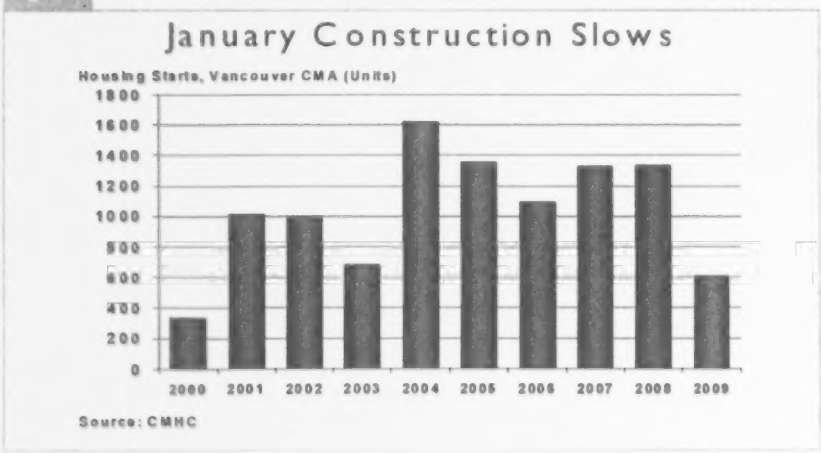



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Canada

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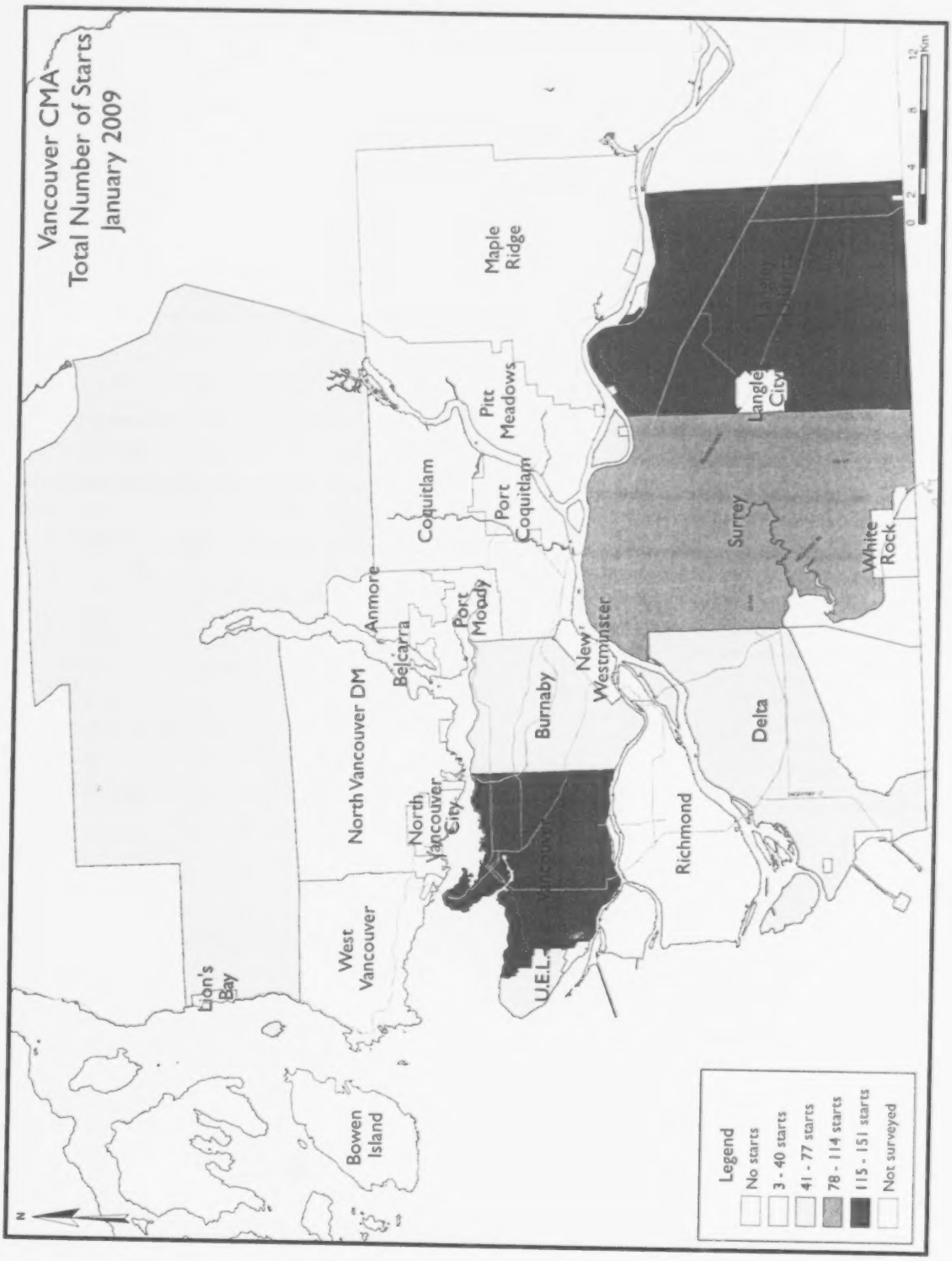
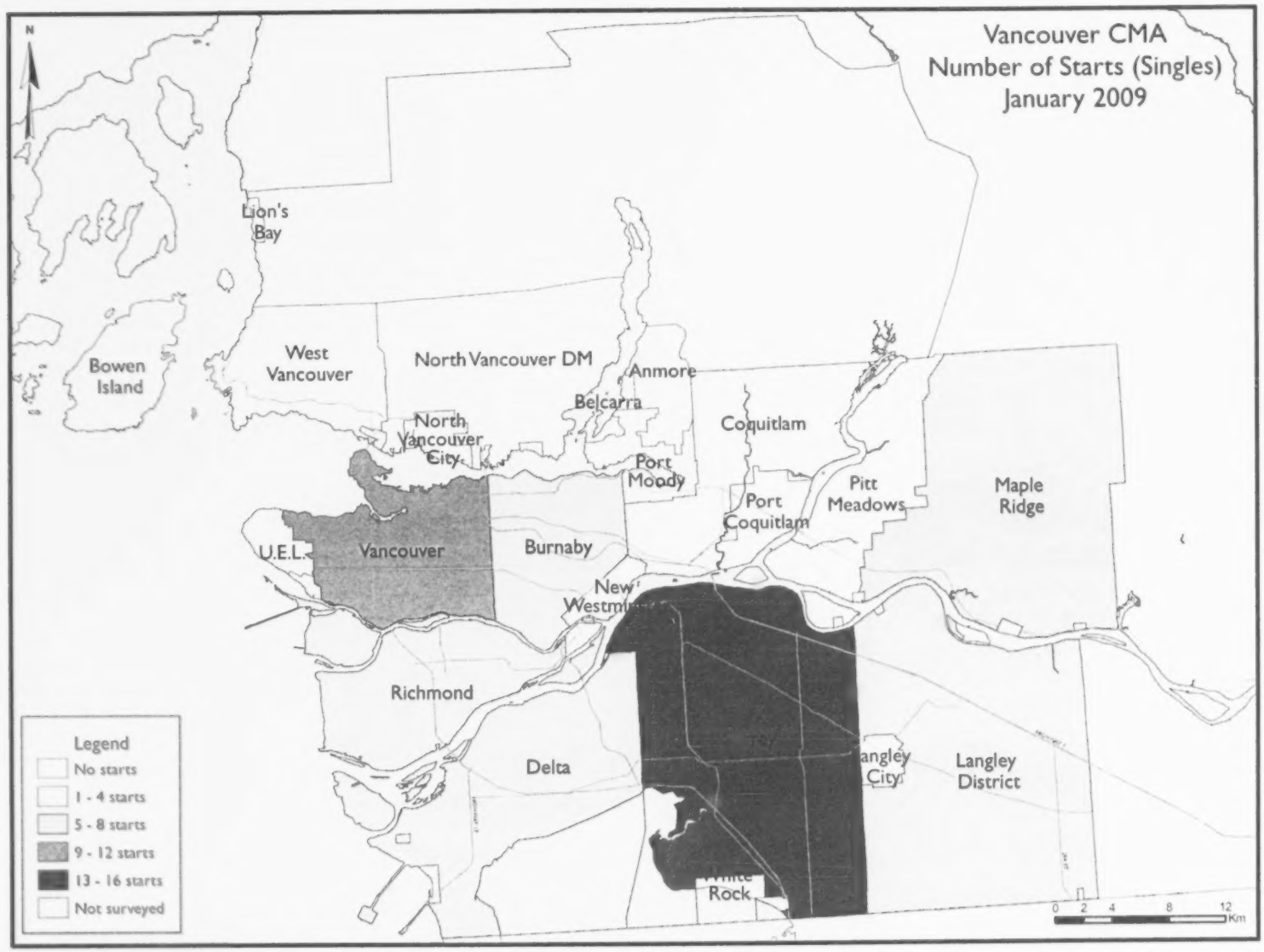
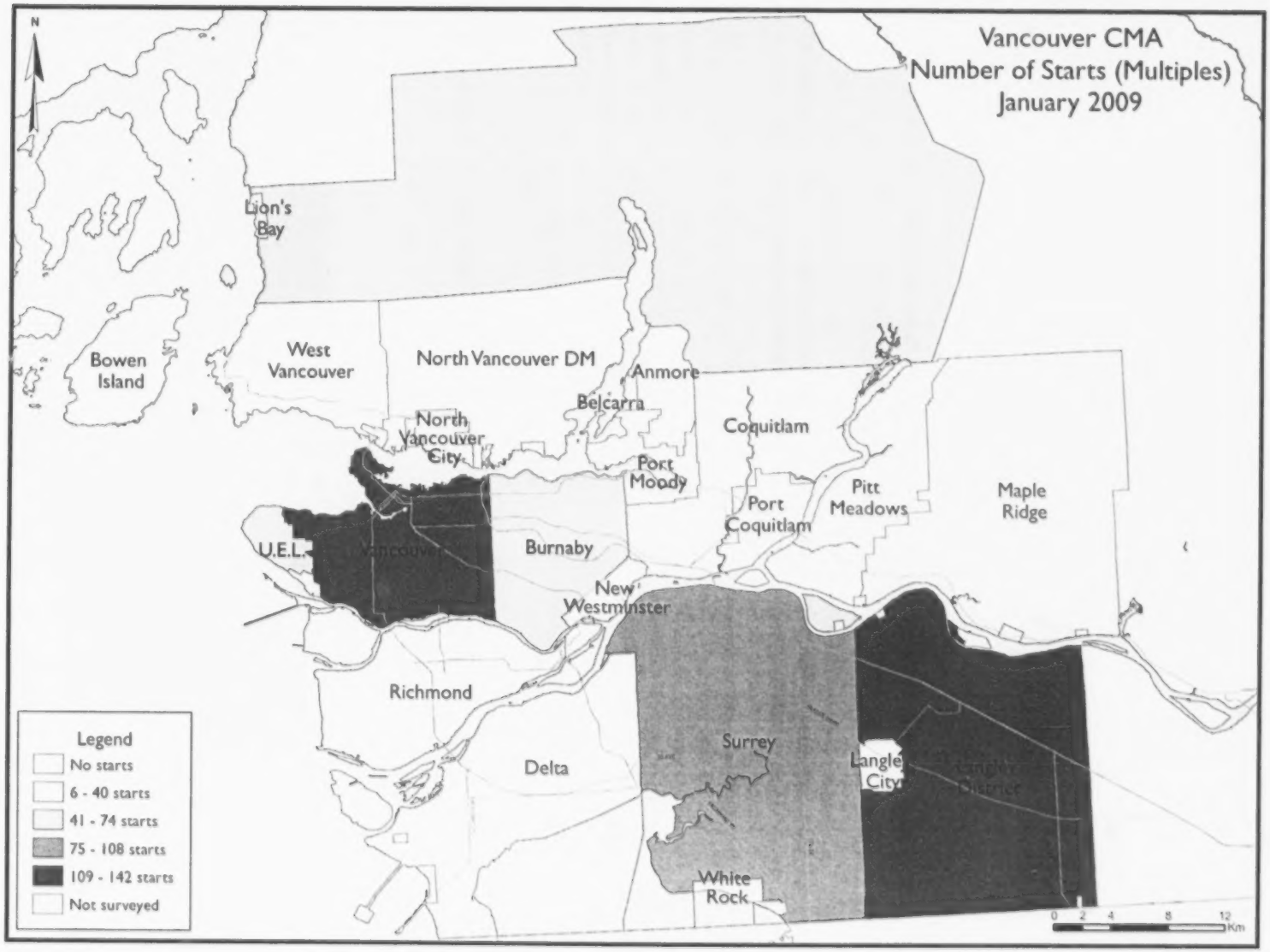
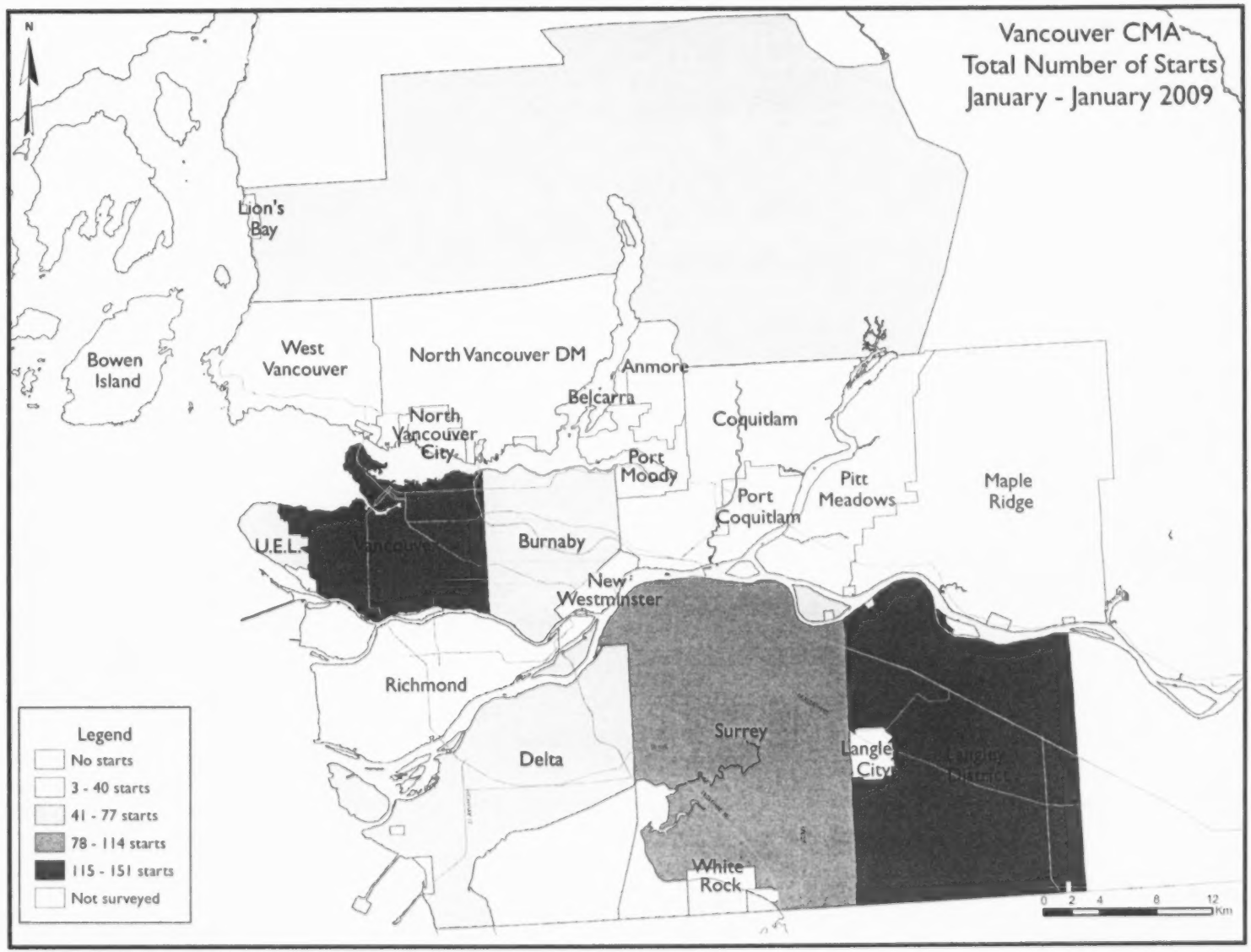
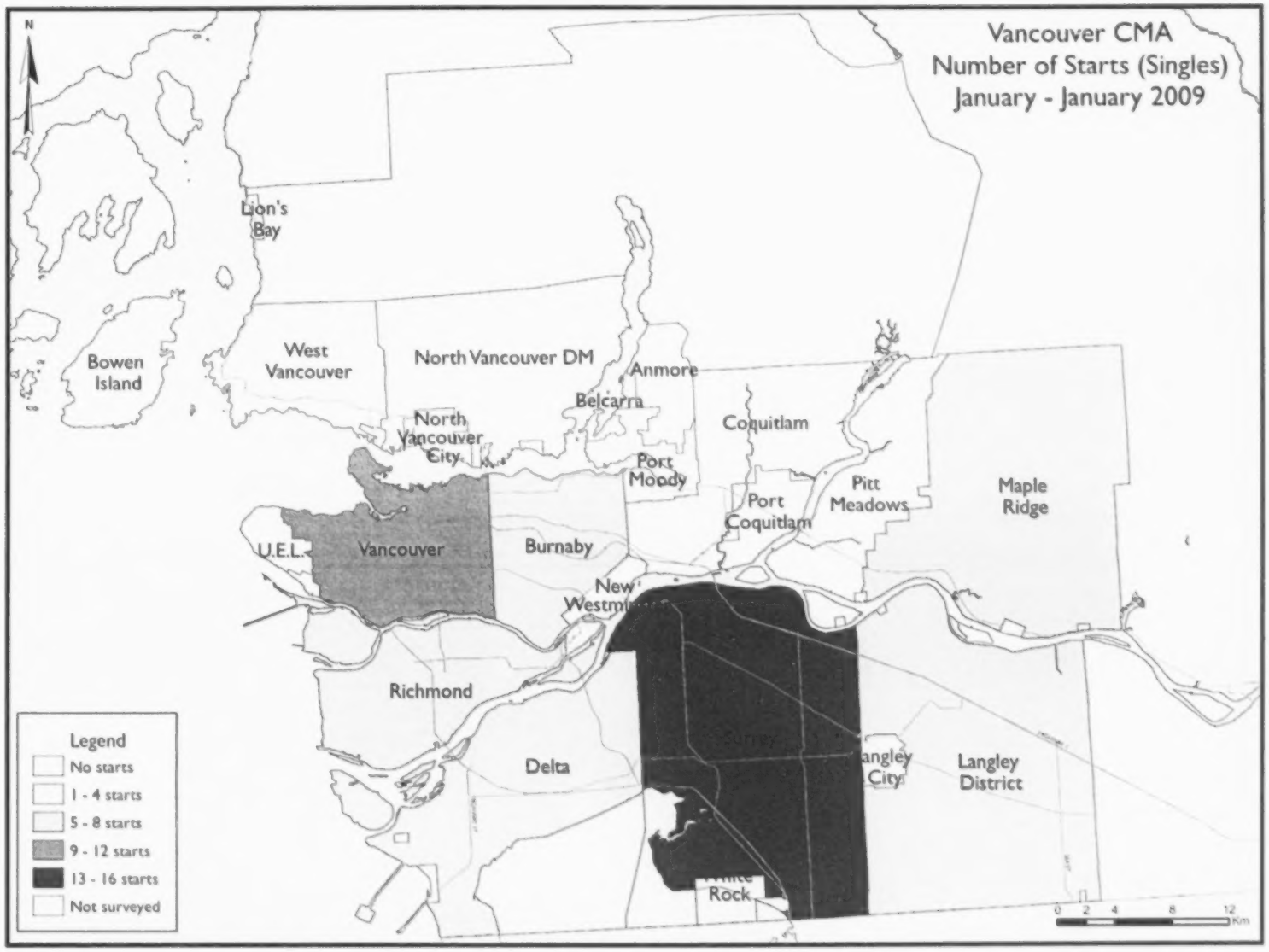
HOME TO CANADIANS

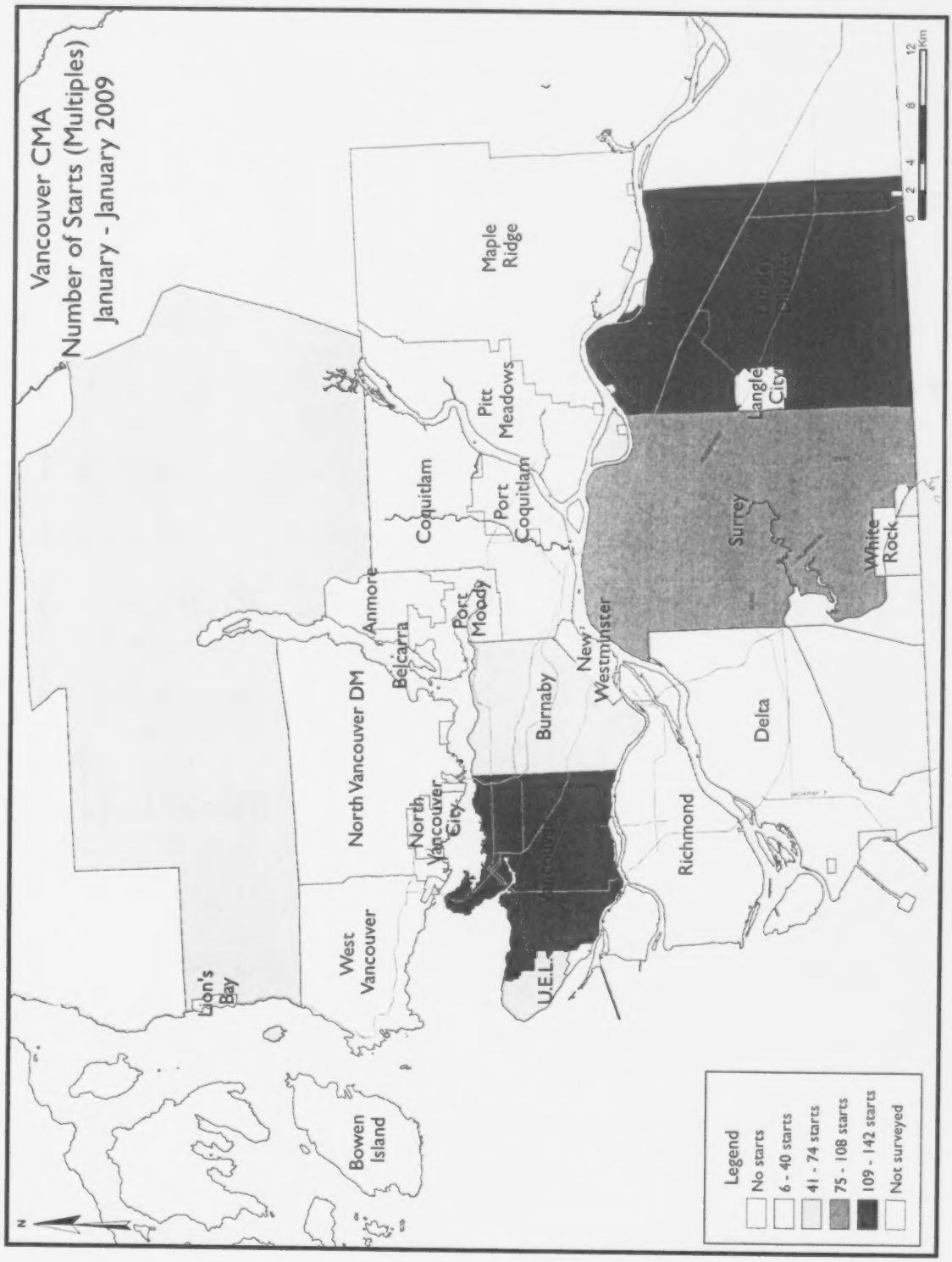

Vancouver CMA
Total Number of Starts
January 2009
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Langley City
Surrey
White Rock
Anmore
Belcarra
Port Moody
New Westminster
Burnaby
Delta
North Vancouver DM
North Vancouver City
Richmond
West Vancouver
U.E.L.
Lion's Bay
Bowen Island
Legend
No starts
3 - 40 starts
41 - 77 starts
78 - 114 starts
115 - 151 starts
Not surveyed
N
0 2 4 8 12 Km

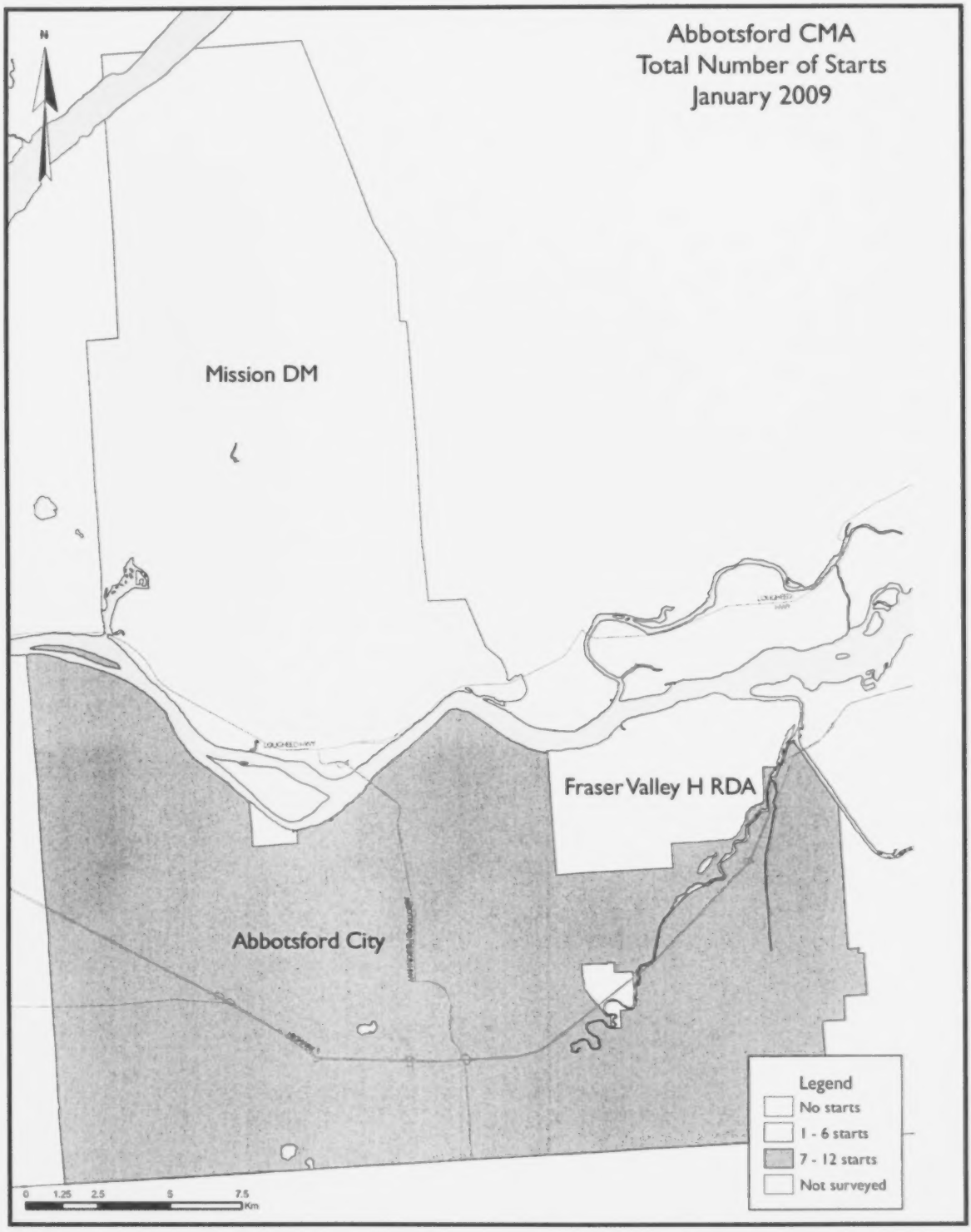

Vancouver CMA
Number of Starts (Singles)
January 2009
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westm
Richmond
Delta
angley City
Langley District
Rock
Legend
No starts
1 - 4 starts
5 - 8 starts
9 - 12 starts
13 - 16 starts
Not surveyed
0 2 4 8 12 Km

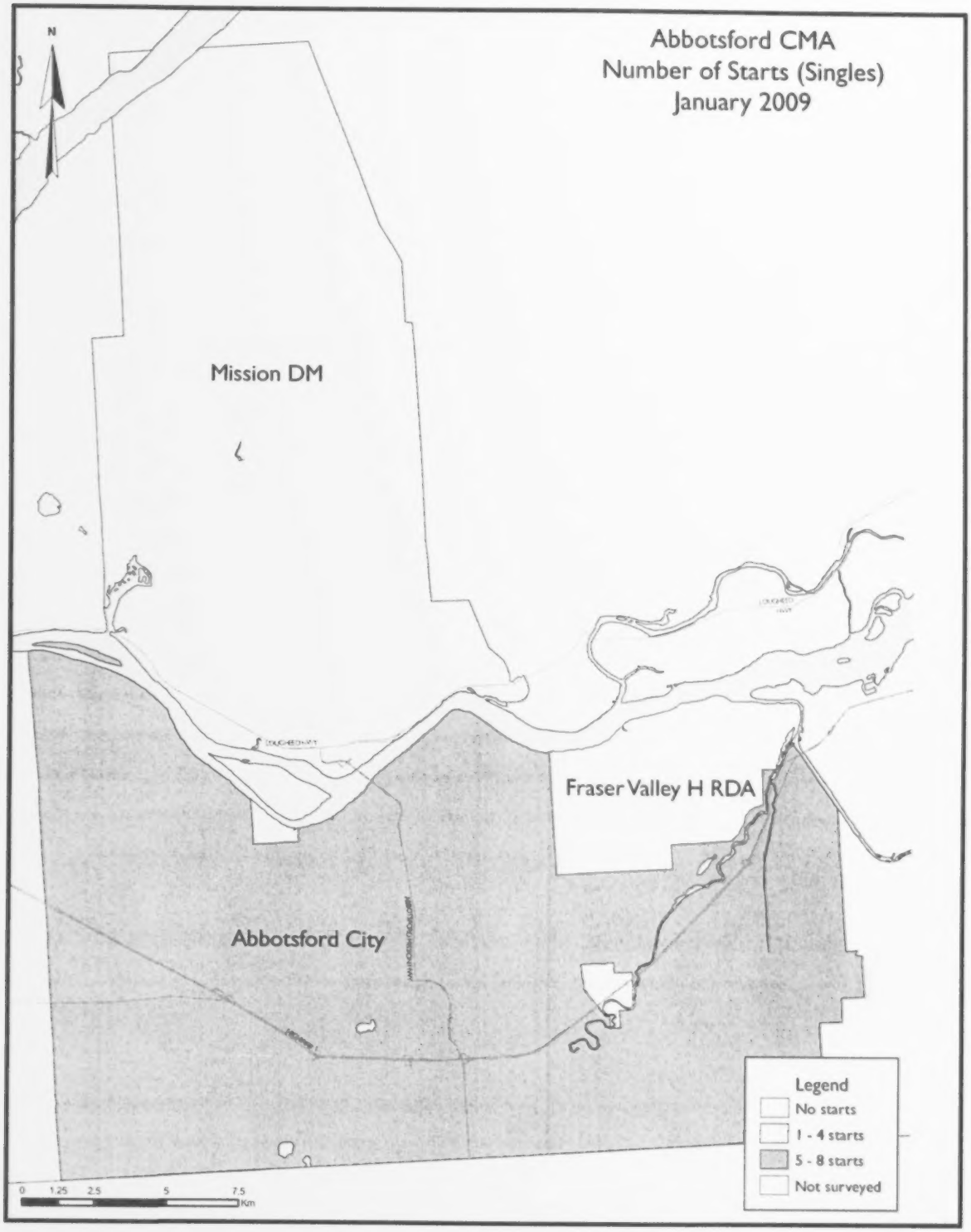

Vancouver CMA
Number of Starts (Multiples)
January 2009
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
White Rock
Legend
No starts
6 - 40 starts
41 - 74 starts
75 - 108 starts
109 - 142 starts
Not surveyed
0 2 4 8 12 Km

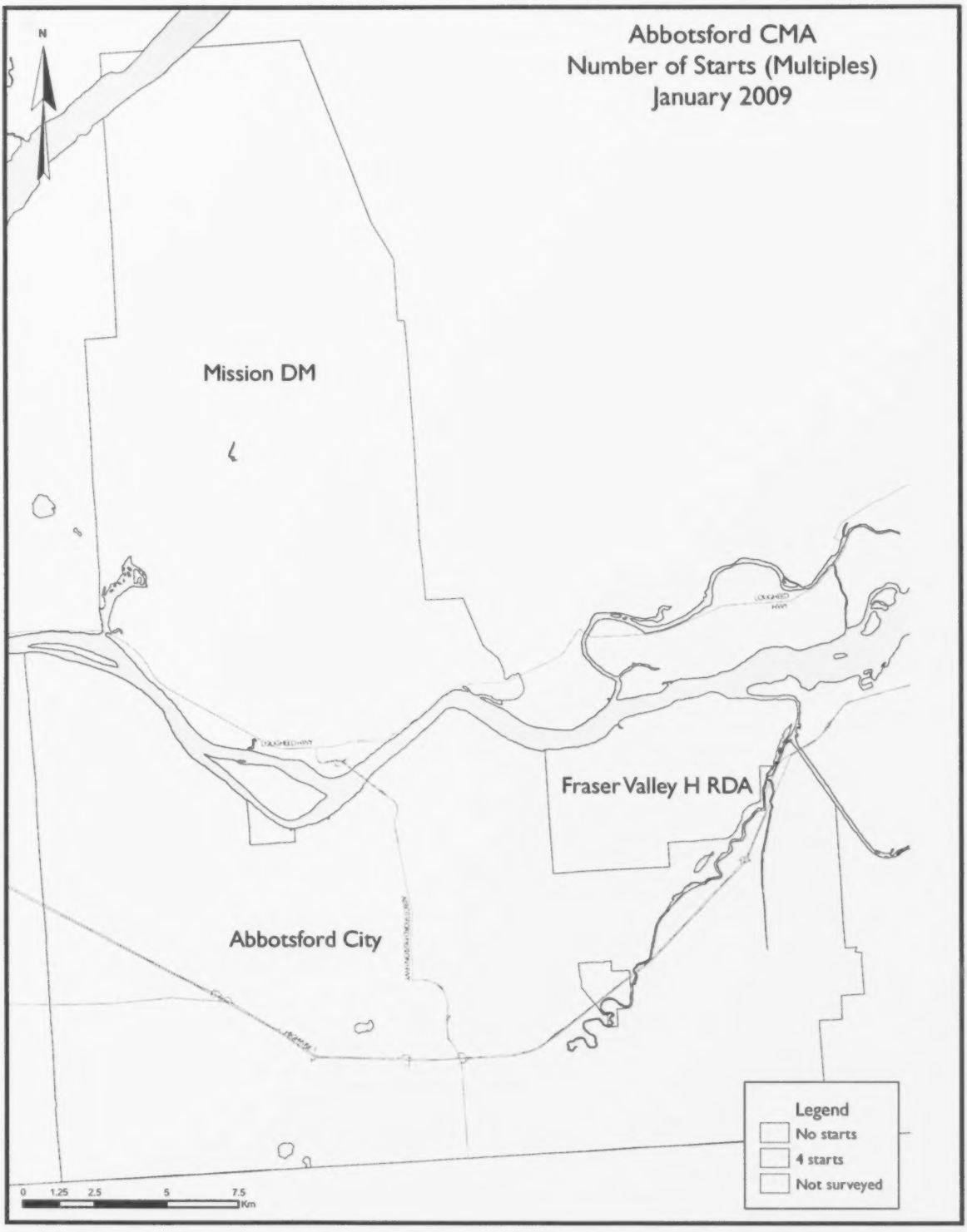

Vancouver CMA
Total Number of Starts
January - January 2009
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
White Rock
Legend
No starts
3 - 40 starts
41 - 77 starts
78 - 114 starts
115 - 151 starts
Not surveyed
0 2 4 8 12
Km

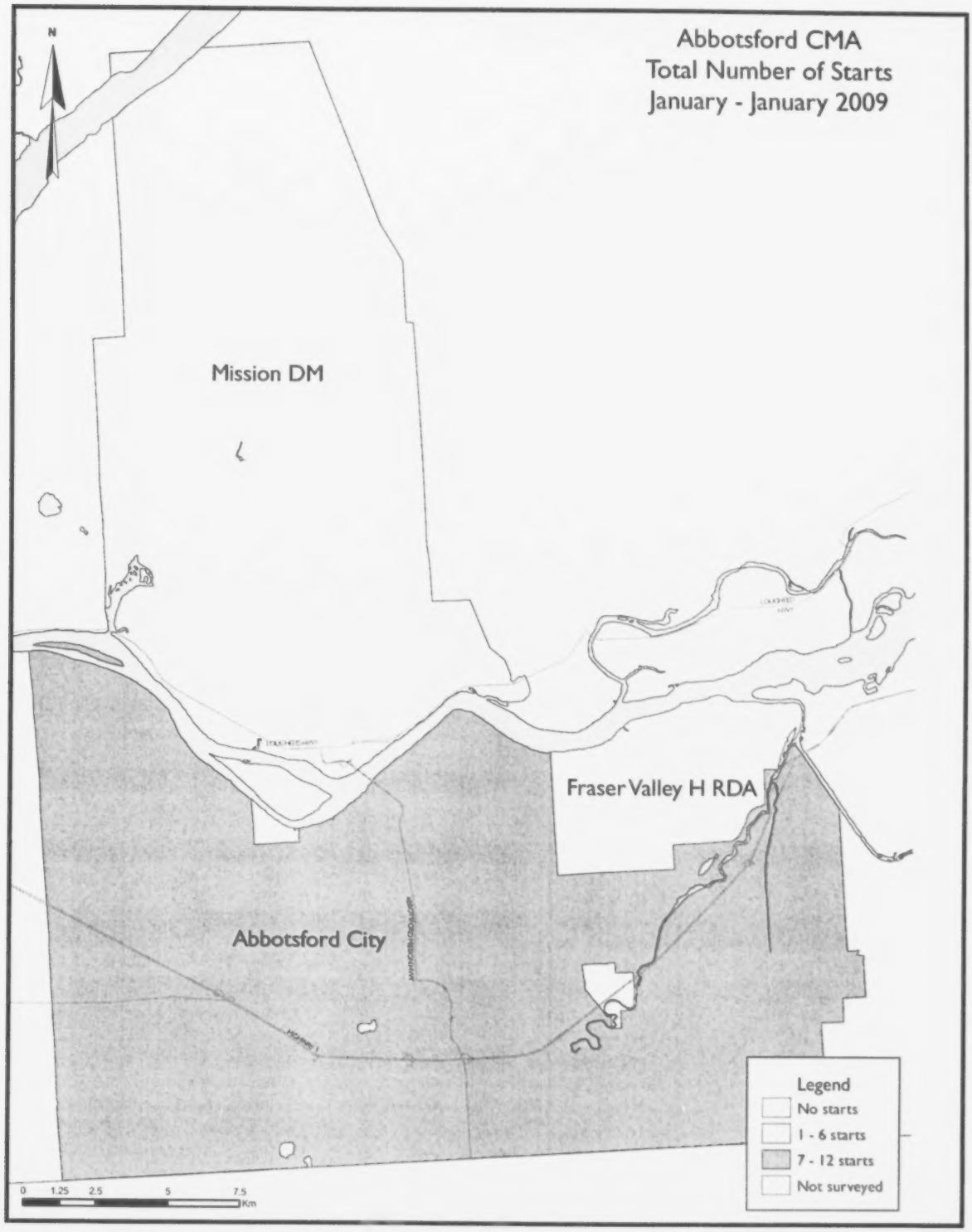

Vancouver CMA
Number of Starts (Singles)
January - January 2009
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westmin
Richmond
Delta
angley City
Langley District
Rock
Legend
No starts
1 - 4 starts
5 - 8 starts
9 - 12 starts
13 - 16 starts
Not surveyed
0 2 4 8 12
Km


Vancouver CMA
Number of Starts (Multiples)
January - January 2009
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Langley City
Surrey
White Rock
Anmore
Belcarra
Port Moody
New Westminster
Burnaby
North Vancouver DM
North Vancouver City
Delta
Richmond
West Vancouver
Lion's Bay
Bowen Island
U.E.L.
0 2 4 8 12 Km
N
Legend
No starts
6 - 40 starts
41 - 74 starts
75 - 108 starts
109 - 142 starts
Not surveyed


Abbotsford CMA
Total Number of Starts
January 2009
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
1 - 6 starts
7 - 12 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Number of Starts (Singles)
January 2009
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
1 - 4 starts
5 - 8 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Number of Starts (Multiples)
January 2009
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
4 starts
Not surveyed
0 1.25 2.5 5 7.5
Km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Total Number of Starts
January - January 2009
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Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
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1 - 6 starts
7 - 12 starts
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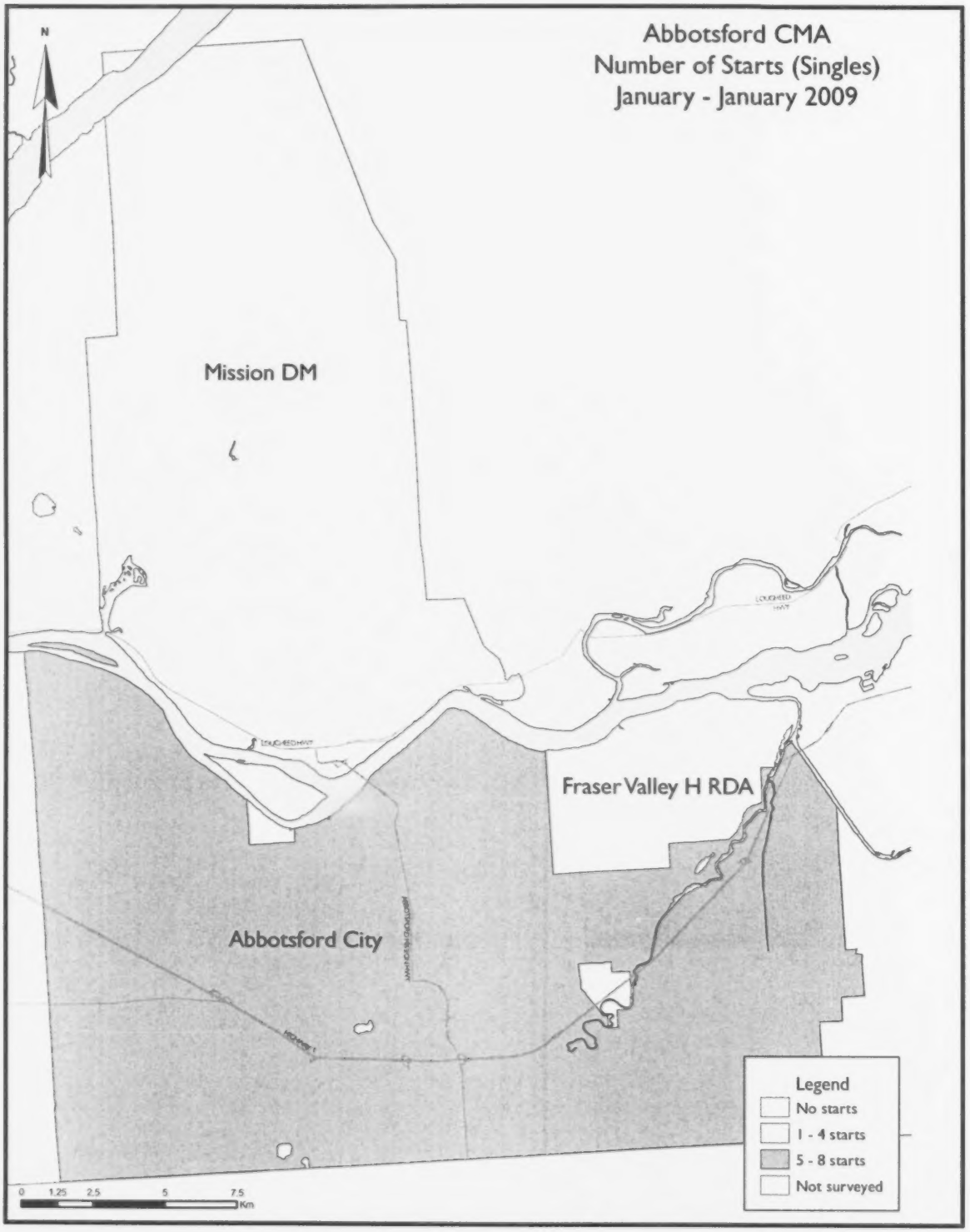
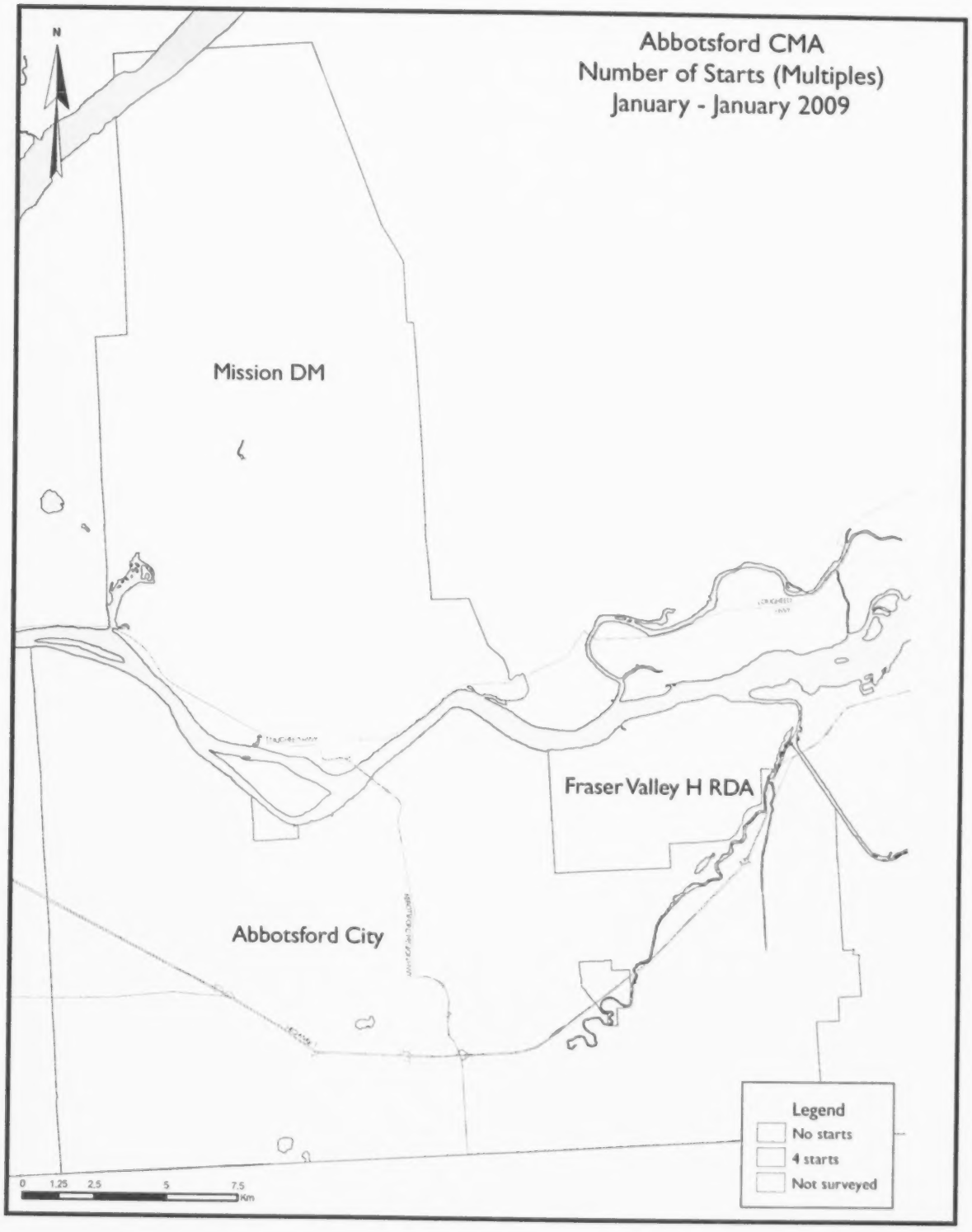
Km


Abbotsford CMA
Number of Starts (Singles)
January - January 2009
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
1 - 4 starts
5 - 8 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Number of Starts (Multiples)
January - January 2009
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
4 starts
Not surveyed
0 1.25 2.5 5 7.5
Km

# HOUSING NOW REPORT TABLES

**Available in ALL reports:**

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|---|---|
| 1 | Housing Activity Summary of CMA |
| 2 | Starts by Submarket and by Dwelling Type – Current Month or Quarter |
| 2.1 | Starts by Submarket and by Dwelling Type – Year-to-Date |
| 3 | Completions by Submarket and by Dwelling Type – Current Month or Quarter |
| 3.1 | Completions by Submarket and by Dwelling Type – Year-to-Date |
| 4 | Absorbed Single-Detached Units by Price Range |
| 5 | MLS® Residential Activity |
| 6 | Economic Indicators |

**Available in SELECTED Reports:**

| | |
|---|---|
| 1.1 | Housing Activity Summary by Submarket |
| 1.2 | History of Housing Activity (once a year) |
| 2.2 | Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter |
| 2.3 | Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date |
| 2.4 | Starts by Submarket and by Intended Market – Current Month or Quarter |
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| 3.2 | Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter |
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| 3.4 | Completions by Submarket and by Intended Market – Current Month or Quarter |
| 3.5 | Completions by Submarket and by Intended Market – Year-to-Date |
| 4.1 | Average Price ($) of Absorbed Single-Detached Units |

## SYMBOLS

| | |
|---|---|
| n/a | Not applicable |
| * | Totals may not add up due to co-operatives and unknown market types |
| ** | Percent change > 200% |
| - | Nil |
| -- | Amount too small to be expressed |
| SA | Monthly figures are adjusted to remove normal seasonal variation |

## Table 1: Housing Activity Summary of Vancouver CMA
## January 2009

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| January 2009 | 70 | 6 | 6 | 1 | 222 | 254 | 1 | 49 | 609 |
| January 2008 | 223 | 36 | 56 | 5 | 229 | 747 | 0 | 36 | 1,332 |
| % Change | -68.6 | -83.3 | -89.3 | -80.0 | -3.1 | -66.0 | n/a | 36.1 | -54.3 |
| Year-to-date 2009 | 70 | 6 | 6 | 1 | 222 | 254 | 1 | 49 | 609 |
| Year-to-date 2008 | 223 | 36 | 56 | 5 | 229 | 747 | 0 | 36 | 1,332 |
| % Change | -68.6 | -83.3 | -89.3 | -80.0 | -3.1 | -66.0 | n/a | 36.1 | -54.3 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| January 2009 | 2,944 | 277 | 548 | 33 | 2,703 | 17,090 | 10 | 1,112 | 24,717 |
| January 2008 | 3,023 | 216 | 328 | 94 | 2,581 | 18,745 | 1 | 610 | 25,598 |
| % Change | -2.6 | 28.2 | 67.1 | -64.9 | 4.7 | -8.8 | ** | 82.3 | -3.4 |
| **COMPLETIONS** | | | | | | | | | |
| January 2009 | 251 | 24 | 56 | 3 | 128 | 961 | 0 | 8 | 1,431 |
| January 2008 | 352 | 48 | 28 | 0 | 106 | 297 | 0 | 7 | 838 |
| % Change | -28.7 | -50.0 | 100.0 | n/a | 20.8 | ** | n/a | 14.3 | 70.8 |
| Year-to-date 2009 | 251 | 24 | 56 | 3 | 128 | 961 | 0 | 8 | 1,431 |
| Year-to-date 2008 | 352 | 48 | 28 | 0 | 106 | 297 | 0 | 7 | 838 |
| % Change | -28.7 | -50.0 | 100.0 | n/a | 20.8 | ** | n/a | 14.3 | 70.8 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| January 2009 | 1,120 | 141 | 148 | 24 | 363 | 569 | 0 | 36 | 2,401 |
| January 2008 | 846 | 96 | 53 | 19 | 132 | 197 | 50 | 14 | 1,407 |
| % Change | 32.4 | 46.9 | 179.2 | 26.3 | 175.0 | 188.8 | -100.0 | 157.1 | 70.6 |
| **ABSORBED** | | | | | | | | | |
| January 2009 | 235 | 26 | 42 | 5 | 132 | 946 | 0 | 7 | 1,393 |
| January 2008 | 270 | 31 | 28 | 0 | 129 | 252 | 10 | 3 | 723 |
| % Change | -13.0 | -16.1 | 50.0 | n/a | 2.3 | ** | -100.0 | 133.3 | 92.7 |
| Year-to-date 2009 | 235 | 26 | 42 | 5 | 132 | 946 | 0 | 7 | 1,393 |
| Year-to-date 2008 | 270 | 31 | 28 | 0 | 129 | 252 | 10 | 3 | 723 |
| % Change | -13.0 | -16.1 | 50.0 | n/a | 2.3 | ** | -100.0 | 133.3 | 92.7 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## January 2009

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| **Burnaby** | | | | | | | | | |
| January 2009 | 8 | 4 | 0 | 0 | 44 | 0 | 0 | 0 | 56 |
| January 2008 | 16 | 16 | 0 | 0 | 48 | 146 | 0 | 0 | 226 |
| **Delta** | | | | | | | | | |
| January 2009 | 7 | 0 | 0 | 0 | 39 | 0 | 0 | 1 | 47 |
| January 2008 | 6 | 0 | 0 | 0 | 7 | 0 | 0 | 0 | 13 |
| **Langley** | | | | | | | | | |
| January 2009 | 4 | 0 | 2 | 0 | 0 | 126 | 1 | 0 | 133 |
| January 2008 | 16 | 0 | 4 | 0 | 6 | 0 | 0 | 0 | 26 |
| **Maple Ridge / Pitt Meadows** | | | | | | | | | |
| January 2009 | 8 | 0 | 0 | 0 | 23 | 0 | 0 | 0 | 31 |
| January 2008 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24 |
| **New Westminster** | | | | | | | | | |
| January 2009 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| January 2008 | 3 | 0 | 0 | 0 | 4 | 46 | 0 | 0 | 53 |
| **North Vancouver** | | | | | | | | | |
| January 2009 | 3 | 0 | 0 | 1 | 16 | 0 | 0 | 0 | 20 |
| January 2008 | 9 | 0 | 2 | 0 | 0 | 135 | 0 | 32 | 178 |
| **Richmond** | | | | | | | | | |
| January 2009 | 7 | 0 | 2 | 0 | 4 | 0 | 0 | 0 | 13 |
| January 2008 | 13 | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 33 |
| **Surrey** | | | | | | | | | |
| January 2009 | 16 | 0 | 0 | 0 | 76 | 0 | 0 | 2 | 94 |
| January 2008 | 71 | 0 | 4 | 5 | 132 | 193 | 0 | 4 | 409 |
| **Tri-Cities** | | | | | | | | | |
| January 2009 | 1 | 0 | 2 | 0 | 8 | 0 | 0 | 0 | 11 |
| January 2008 | 9 | 6 | 14 | 0 | 13 | 0 | 0 | 0 | 42 |
| **University Endowment Lands** | | | | | | | | | |
| January 2009 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 46 | 47 |
| January 2008 | 0 | 0 | 0 | 0 | 13 | 0 | 0 | 0 | 13 |
| **Vancouver City** | | | | | | | | | |
| January 2009 | 9 | 2 | 0 | 0 | 12 | 128 | 0 | 0 | 151 |
| January 2008 | 41 | 14 | 6 | 0 | 6 | 227 | 0 | 0 | 294 |
| **West Vancouver** | | | | | | | | | |
| January 2009 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| January 2008 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 |
| **White Rock** | | | | | | | | | |
| January 2009 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 6 |
| January 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Vancouver CMA** | | | | | | | | | |
| January 2009 | 70 | 6 | 6 | 1 | 222 | 254 | 1 | 49 | 609 |
| January 2008 | 223 | 36 | 56 | 5 | 229 | 747 | 0 | 36 | 1,332 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## January 2009

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| **Burnaby** | | | | | | | | | |
| January 2009 | 159 | 66 | 0 | 0 | 251 | 1,604 | 0 | 0 | 2,080 |
| January 2008 | 85 | 68 | 0 | 0 | 127 | 2,801 | 0 | 0 | 3,081 |
| **Delta** | | | | | | | | | |
| January 2009 | 114 | 2 | 0 | 0 | 107 | 0 | 0 | 12 | 235 |
| January 2008 | 73 | 4 | 0 | 0 | 20 | 0 | 1 | 2 | 100 |
| **Langley** | | | | | | | | | |
| January 2009 | 354 | 8 | 60 | 0 | 69 | 482 | 1 | 0 | 974 |
| January 2008 | 507 | 32 | 66 | 0 | 300 | 253 | 0 | 1 | 1,159 |
| **Maple Ridge / Pitt Meadows** | | | | | | | | | |
| January 2009 | 207 | 4 | 0 | 1 | 84 | 347 | 0 | 0 | 643 |
| January 2008 | 291 | 0 | 0 | 19 | 170 | 741 | 0 | 0 | 1,221 |
| **New Westminster** | | | | | | | | | |
| January 2009 | 29 | 4 | 0 | 0 | 4 | 954 | 0 | 0 | 991 |
| January 2008 | 43 | 2 | 0 | 3 | 8 | 1,230 | 0 | 0 | 1,286 |
| **North Vancouver** | | | | | | | | | |
| January 2009 | 102 | 16 | 24 | 1 | 63 | 722 | 0 | 32 | 960 |
| January 2008 | 110 | 8 | 2 | 1 | 84 | 1,181 | 0 | 32 | 1,418 |
| **Richmond** | | | | | | | | | |
| January 2009 | 170 | 8 | 150 | 6 | 269 | 1,454 | 3 | 6 | 2,066 |
| January 2008 | 208 | 4 | 28 | 0 | 198 | 1,710 | 0 | 6 | 2,154 |
| **Surrey** | | | | | | | | | |
| January 2009 | 968 | 22 | 26 | 25 | 1,233 | 3,725 | 0 | 159 | 6,158 |
| January 2008 | 992 | 16 | 6 | 44 | 1,123 | 2,452 | 0 | 168 | 4,801 |
| **Tri-Cities** | | | | | | | | | |
| January 2009 | 94 | 30 | 150 | 0 | 279 | 1,682 | 0 | 67 | 2,302 |
| January 2008 | 108 | 22 | 125 | 26 | 231 | 2,456 | 0 | 54 | 3,022 |
| **University Endowment Lands** | | | | | | | | | |
| January 2009 | 7 | 0 | 0 | 0 | 78 | 139 | 0 | 257 | 481 |
| January 2008 | 7 | 0 | 0 | 0 | 90 | 305 | 0 | 107 | 509 |
| **Vancouver City** | | | | | | | | | |
| January 2009 | 480 | 101 | 96 | 0 | 253 | 5,948 | 6 | 579 | 7,463 |
| January 2008 | 333 | 54 | 51 | 0 | 186 | 5,381 | 0 | 238 | 6,243 |
| **West Vancouver** | | | | | | | | | |
| January 2009 | 173 | 14 | 0 | 0 | 8 | 33 | 0 | 0 | 228 |
| January 2008 | 178 | 4 | 0 | 1 | 44 | 8 | 0 | 0 | 235 |
| **White Rock** | | | | | | | | | |
| January 2009 | 8 | 2 | 40 | 0 | 5 | 0 | 0 | 0 | 55 |
| January 2008 | 8 | 2 | 50 | 0 | 0 | 227 | 0 | 2 | 289 |
| **Vancouver CMA** | | | | | | | | | |
| January 2009 | 2,944 | 277 | 548 | 33 | 2,703 | 17,090 | 10 | 1,112 | 24,717 |
| January 2008 | 3,023 | 216 | 328 | 94 | 2,581 | 18,745 | 1 | 610 | 25,598 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## January 2009

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETIONS** | | | | | | | | | |
| **Burnaby** | | | | | | | | | |
| January 2009 | 5 | 2 | 0 | 0 | 4 | 0 | 0 | 0 | 11 |
| January 2008 | 23 | 20 | 0 | 0 | 20 | 0 | 0 | 0 | 63 |
| **Delta** | | | | | | | | | |
| January 2009 | 20 | 0 | 0 | 0 | 32 | 0 | 0 | 1 | 53 |
| January 2008 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| **Langley** | | | | | | | | | |
| January 2009 | 16 | 0 | 10 | 0 | 16 | 69 | 0 | 0 | 111 |
| January 2008 | 67 | 4 | 8 | 0 | 20 | 0 | 0 | 0 | 99 |
| **Maple Ridge / Pitt Meadows** | | | | | | | | | |
| January 2009 | 39 | 0 | 0 | 0 | 0 | 70 | 0 | 0 | 109 |
| January 2008 | 36 | 0 | 0 | 0 | 0 | 132 | 0 | 0 | 168 |
| **New Westminster** | | | | | | | | | |
| January 2009 | 0 | 0 | 0 | 0 | 0 | 70 | 0 | 0 | 70 |
| January 2008 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| **North Vancouver** | | | | | | | | | |
| January 2009 | 6 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| January 2008 | 11 | 4 | 0 | 0 | 2 | 0 | 0 | 0 | 17 |
| **Richmond** | | | | | | | | | |
| January 2009 | 15 | 0 | 26 | 3 | 6 | 259 | 0 | 0 | 309 |
| January 2008 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 11 |
| **Surrey** | | | | | | | | | |
| January 2009 | 86 | 4 | 0 | 0 | 35 | 0 | 0 | 7 | 132 |
| January 2008 | 106 | 0 | 0 | 0 | 24 | 75 | 0 | 6 | 211 |
| **Tri-Cities** | | | | | | | | | |
| January 2009 | 6 | 0 | 10 | 0 | 13 | 230 | 0 | 0 | 259 |
| January 2008 | 16 | 2 | 10 | 0 | 0 | 81 | 0 | 0 | 109 |
| **University Endowment Lands** | | | | | | | | | |
| January 2009 | 1 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 3 |
| January 2008 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Vancouver City** | | | | | | | | | |
| January 2009 | 46 | 16 | 4 | 0 | 20 | 263 | 0 | 0 | 349 |
| January 2008 | 56 | 18 | 4 | 0 | 40 | 0 | 0 | 0 | 118 |
| **West Vancouver** | | | | | | | | | |
| January 2009 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| January 2008 | 6 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 15 |
| **White Rock** | | | | | | | | | |
| January 2009 | 1 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 7 |
| January 2008 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 6 |
| **Vancouver CMA** | | | | | | | | | |
| January 2009 | 251 | 24 | 56 | 3 | 128 | 961 | 0 | 8 | 1,431 |
| January 2008 | 352 | 48 | 28 | 0 | 106 | 297 | 0 | 7 | 838 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## January 2009

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| **Burnaby** | | | | | | | | | |
| January 2009 | 67 | 54 | 0 | 0 | 7 | 1 | 0 | 0 | 129 |
| January 2008 | 42 | 25 | 0 | 0 | 2 | 0 | 0 | 0 | 69 |
| **Delta** | | | | | | | | | |
| January 2009 | 23 | 4 | 0 | 0 | 6 | 8 | 0 | 0 | 41 |
| January 2008 | 17 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 25 |
| **Langley** | | | | | | | | | |
| January 2009 | 134 | 6 | 28 | 4 | 34 | 9 | 0 | 0 | 215 |
| January 2008 | 148 | 5 | 10 | 4 | 18 | 13 | 0 | 1 | 199 |
| **Maple Ridge / Pitt Meadows** | | | | | | | | | |
| January 2009 | 134 | 0 | 0 | 0 | 14 | 20 | 0 | 0 | 168 |
| January 2008 | 91 | 0 | 0 | 2 | 10 | 33 | 0 | 0 | 136 |
| **New Westminster** | | | | | | | | | |
| January 2009 | 8 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| January 2008 | 25 | 1 | 0 | 7 | 15 | 14 | 0 | 0 | 62 |
| **North Vancouver** | | | | | | | | | |
| January 2009 | 34 | 7 | 0 | 0 | 12 | 14 | 0 | 0 | 67 |
| January 2008 | 18 | 4 | 0 | 0 | 2 | 0 | 0 | 0 | 24 |
| **Richmond** | | | | | | | | | |
| January 2009 | 63 | 0 | 34 | 3 | 45 | 51 | 0 | 1 | 197 |
| January 2008 | 44 | 1 | 0 | 0 | 13 | 30 | 0 | 0 | 88 |
| **Surrey** | | | | | | | | | |
| January 2009 | 386 | 0 | 8 | 14 | 194 | 188 | 0 | 23 | 813 |
| January 2008 | 255 | 9 | 0 | 5 | 52 | 56 | 0 | 13 | 390 |
| **Tri-Cities** | | | | | | | | | |
| January 2009 | 30 | 10 | 49 | 3 | 25 | 200 | 0 | 0 | 317 |
| January 2008 | 11 | 8 | 19 | 1 | 7 | 11 | 0 | 0 | 57 |
| **University Endowment Lands** | | | | | | | | | |
| January 2009 | 1 | 0 | 0 | 0 | 1 | 1 | 0 | 8 | 11 |
| January 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 0 | 50 |
| **Vancouver City** | | | | | | | | | |
| January 2009 | 192 | 56 | 9 | 0 | 22 | 36 | 0 | 4 | 319 |
| January 2008 | 181 | 42 | 6 | 0 | 9 | 2 | 0 | 0 | 240 |
| **West Vancouver** | | | | | | | | | |
| January 2009 | 37 | 2 | 0 | 0 | 3 | 4 | 0 | 0 | 46 |
| January 2008 | 9 | 1 | 0 | 0 | 4 | 9 | 0 | 0 | 23 |
| **White Rock** | | | | | | | | | |
| January 2009 | 2 | 0 | 20 | 0 | 0 | 37 | 0 | 0 | 59 |
| January 2008 | 1 | 0 | 18 | 0 | 0 | 21 | 0 | 0 | 40 |
| **Vancouver CMA** | | | | | | | | | |
| January 2009 | 1,120 | 141 | 148 | 24 | 363 | 569 | 0 | 36 | 2,401 |
| January 2008 | 846 | 96 | 53 | 19 | 132 | 197 | 50 | 14 | 1,407 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## January 2009

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **ABSORBED** | | | | | | | | | |
| **Burnaby** | | | | | | | | | |
| January 2009 | 8 | 4 | 0 | 0 | 1 | 3 | 0 | 0 | 16 |
| January 2008 | 18 | 9 | 0 | 0 | 18 | 0 | 0 | 0 | 45 |
| **Delta** | | | | | | | | | |
| January 2009 | 17 | 0 | 0 | 0 | 34 | 0 | 0 | 1 | 52 |
| January 2008 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| **Langley** | | | | | | | | | |
| January 2009 | 22 | 0 | 6 | 0 | 14 | 69 | 0 | 0 | 111 |
| January 2008 | 37 | 2 | 8 | 0 | 25 | 8 | 0 | 0 | 80 |
| **Maple Ridge / Pitt Meadows** | | | | | | | | | |
| January 2009 | 31 | 0 | 0 | 0 | 0 | 70 | 0 | 0 | 101 |
| January 2008 | 26 | 0 | 0 | 0 | 15 | 133 | 0 | 0 | 174 |
| **New Westminster** | | | | | | | | | |
| January 2009 | 1 | 0 | 0 | 0 | 0 | 71 | 0 | 0 | 72 |
| January 2008 | 9 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 13 |
| **North Vancouver** | | | | | | | | | |
| January 2009 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| January 2008 | 6 | 3 | 2 | 0 | 1 | 0 | 0 | 0 | 12 |
| **Richmond** | | | | | | | | | |
| January 2009 | 16 | 0 | 20 | 0 | 3 | 255 | 0 | 0 | 294 |
| January 2008 | 12 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 14 |
| **Surrey** | | | | | | | | | |
| January 2009 | 85 | 4 | 0 | 4 | 38 | 11 | 0 | 4 | 146 |
| January 2008 | 99 | 0 | 0 | 0 | 32 | 24 | 0 | 2 | 157 |
| **Tri-Cities** | | | | | | | | | |
| January 2009 | 6 | 8 | 6 | 1 | 18 | 204 | 0 | 0 | 243 |
| January 2008 | 15 | 7 | 10 | 0 | 0 | 79 | 1 | 0 | 112 |
| **University Endowment Lands** | | | | | | | | | |
| January 2009 | 0 | 0 | 0 | 0 | 3 | 1 | 0 | 2 | 6 |
| January 2008 | 1 | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 10 |
| **Vancouver City** | | | | | | | | | |
| January 2009 | 37 | 10 | 4 | 0 | 21 | 262 | 0 | 0 | 334 |
| January 2008 | 32 | 10 | 4 | 0 | 33 | 1 | 0 | 0 | 80 |
| **West Vancouver** | | | | | | | | | |
| January 2009 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| January 2008 | 7 | 0 | 0 | 0 | 0 | 7 | 0 | 0 | 14 |
| **White Rock** | | | | | | | | | |
| January 2009 | 1 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 7 |
| January 2008 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 4 |
| **Vancouver CMA** | | | | | | | | | |
| January 2009 | 235 | 26 | 42 | 5 | 132 | 946 | 0 | 7 | 1,393 |
| January 2008 | 270 | 31 | 28 | 0 | 129 | 252 | 10 | 3 | 723 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: History of Housing Starts of Vancouver CMA 1999 - 2008

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2008 | 3,586 | 373 | 717 | 29 | 2,642 | 11,496 | 19 | 729 | 19,591 |
| % Change | -13.1 | 0.3 | 93.8 | -61.8 | -5.6 | -7.1 | -85.7 | 51.2 | -5.5 |
| 2007 | 4,128 | 372 | 370 | 76 | 2,799 | 12,376 | 133 | 482 | 20,736 |
| % Change | -25.1 | 5.1 | 60.2 | -11.6 | -11.3 | 39.9 | ** | -1.2 | 10.9 |
| 2006 | 5,511 | 354 | 231 | 86 | 3,155 | 8,845 | 21 | 488 | 18,705 |
| % Change | 17.9 | -11.1 | 33.5 | -58.0 | -12.1 | -4.8 | -68.2 | -6.2 | -1.1 |
| 2005 | 4,673 | 398 | 173 | 205 | 3,588 | 9,291 | 66 | 520 | 18,914 |
| % Change | -11.8 | -10.4 | -41.6 | -26.5 | -6.2 | 8.8 | -8.3 | -22.8 | -2.7 |
| 2004 | 5,297 | 444 | 296 | 279 | 3,826 | 8,542 | 72 | 674 | 19,430 |
| % Change | 4.5 | 1.8 | 17.0 | -0.4 | 47.2 | 41.3 | -10.0 | -22.0 | 24.3 |
| 2003 | 5,070 | 436 | 253 | 280 | 2,599 | 6,044 | 80 | 864 | 15,626 |
| % Change | 4.7 | -3.1 | -8.3 | 135.3 | 31.7 | 44.5 | 45.5 | -30.7 | 18.4 |
| 2002 | 4,843 | 450 | 276 | 119 | 1,974 | 4,182 | 55 | 1,247 | 13,197 |
| % Change | 42.4 | -1.3 | 39.4 | 9.2 | 79.9 | 51.9 | -70.4 | -50.8 | 21.5 |
| 2001 | 3,400 | 456 | 198 | 109 | 1,097 | 2,754 | 186 | 2,535 | 10,862 |
| % Change | 10.2 | 27.4 | 25.3 | ** | -11.1 | 28.0 | ** | 125.3 | 32.4 |
| 2000 | 3,086 | 358 | 158 | 35 | 1,234 | 2,152 | 20 | 1,125 | 8,203 |
| % Change | -13.0 | 28.8 | 79.5 | ** | 17.0 | -20.3 | n/a | 13.9 | -5.5 |
| 1999 | 3,546 | 278 | 88 | 7 | 1,055 | 2,700 | 0 | 988 | 8,677 |

Source: CMHC (Starts and Completions Survey)

## Table 2: Starts by Submarket and by Dwelling Type
### January 2009

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 | % Change |
| Anmore | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Belcarra | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Bowen Island | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | -100.0 |
| Burnaby - Mountain | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Burnaby - North | 1 | 2 | 0 | 4 | 32 | 0 | 0 | 0 | 33 | 6 | ** |
| Burnaby - Lougheed Mall | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Burnaby - South & East | 2 | 7 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 9 | -77.8 |
| Burnaby - Central Park | 0 | 1 | 0 | 0 | 0 | 48 | 0 | 0 | 0 | 49 | -100.0 |
| Burnaby - Remainder | 5 | 6 | 4 | 10 | 12 | 0 | 0 | 146 | 21 | 162 | -87.0 |
| Burnaby Total | 8 | 16 | 4 | 16 | 44 | 48 | 0 | 146 | 56 | 226 | -75.2 |
| Coquitlam | 1 | 5 | 0 | 6 | 8 | 9 | 2 | 6 | 11 | 26 | -57.7 |
| Delta - Tsawwassen | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Delta - Ladner | 2 | 3 | 0 | 4 | 0 | 3 | 1 | 0 | 3 | 10 | -70.0 |
| Delta - North | 5 | 2 | 0 | 0 | 39 | 0 | 0 | 0 | 44 | 2 | ** |
| Delta | 7 | 6 | 0 | 4 | 39 | 3 | 1 | 0 | 47 | 13 | ** |
| Langley City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Langley District | 5 | 16 | 0 | 0 | 0 | 6 | 128 | 4 | 133 | 26 | ** |
| Lion's Bay | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Maple Ridge | 8 | 22 | 0 | 0 | 23 | 0 | 0 | 0 | 31 | 22 | 40.9 |
| New Westminster | 3 | 3 | 0 | 0 | 0 | 4 | 0 | 46 | 3 | 53 | -94.3 |
| North Vancouver City | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 3 | -100.0 |
| North Vancouver DM | 4 | 8 | 16 | 0 | 0 | 0 | 0 | 167 | 20 | 175 | -88.6 |
| Pitt Meadows | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | -100.0 |
| Port Coquitlam | 0 | 2 | 0 | 0 | 0 | 4 | 0 | 8 | 0 | 14 | -100.0 |
| Port Moody | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | -100.0 |
| Richmond | 7 | 13 | 0 | 0 | 4 | 0 | 2 | 20 | 13 | 33 | -60.6 |
| Surrey - South | 0 | 26 | 0 | 4 | 60 | 47 | 0 | 0 | 60 | 77 | -22.1 |
| Surrey - Cloverdale | 7 | 24 | 0 | 0 | 0 | 41 | 2 | 8 | 9 | 73 | -87.7 |
| Surrey - North | 6 | 21 | 0 | 8 | 0 | 12 | 0 | 77 | 6 | 118 | -94.9 |
| Surrey - Guildford | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Surrey - Whalley | 3 | 5 | 0 | 0 | 16 | 20 | 0 | 116 | 19 | 141 | -86.5 |
| Surrey Total | 16 | 76 | 0 | 12 | 76 | 120 | 2 | 201 | 94 | 409 | -77.0 |
| University Endowment Lands | 1 | 0 | 0 | 2 | 0 | 11 | 46 | 0 | 47 | 13 | ** |
| Vancouver - West End | 0 | 0 | 0 | 0 | 0 | 0 | 81 | 0 | 81 | 0 | n/a |
| Vancouver - Downtown | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 146 | 0 | 146 | -100.0 |
| Vancouver - Kitsilano | 0 | 0 | 0 | 0 | 0 | 0 | 47 | 0 | 47 | 0 | n/a |
| Vancouver - False Creek | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Vancouver - Granville/Oak | 2 | 0 | 0 | 6 | 0 | 6 | 0 | 0 | 2 | 12 | -83.3 |
| Vancouver - Kerrisdale | 1 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 6 | -83.3 |
| Vancouver - Marpole | 1 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 4 | -75.0 |
| Vancouver - Eastside | 2 | 19 | 0 | 8 | 0 | 0 | 0 | 85 | 2 | 112 | -98.2 |
| Vancouver - Mt. Pleasant | 0 | 0 | 2 | 0 | 12 | 0 | 0 | 0 | 14 | 0 | n/a |
| Vancouver - Strath/Grand | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Vancouver - Westside | 3 | 12 | 0 | 0 | 0 | 0 | 0 | 2 | 3 | 14 | -78.6 |
| Vancouver Total | 9 | 41 | 2 | 14 | 12 | 6 | 128 | 233 | 151 | 294 | -48.6 |
| West Vancouver | 3 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 13 | -76.9 |
| White Rock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 6 | -100.0 |
| **Vancouver CMA** | 72 | 228 | 22 | 54 | 206 | 211 | 309 | 839 | 609 | 1,332 | -54.3 |

Source: CMHC (Starts and Completions Survey)

## Table 2.1: Starts by Submarket and by Dwelling Type
### January - January 2009

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | % Change |
| Anmore | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Belcarra | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Bowen Island | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | -100.0 |
| Burnaby - Mountain | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Burnaby - North | 1 | 2 | 0 | 4 | 32 | 0 | 0 | 0 | 33 | 6 | ** |
| Burnaby - Lougheed Mall | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Burnaby - South & East | 2 | 7 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 9 | -77.8 |
| Burnaby - Central Park | 0 | 1 | 0 | 0 | 0 | 48 | 0 | 0 | 0 | 49 | -100.0 |
| Burnaby - Remainder | 5 | 6 | 4 | 10 | 12 | 0 | 0 | 146 | 21 | 162 | -87.0 |
| Burnaby Total | 8 | 16 | 4 | 16 | 44 | 48 | 0 | 146 | 56 | 226 | -75.2 |
| Coquitlam | 1 | 5 | 0 | 6 | 8 | 9 | 2 | 6 | 11 | 26 | -57.7 |
| Delta - Tsawwassen | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Delta - Ladner | 2 | 3 | 0 | 4 | 0 | 3 | 1 | 0 | 3 | 10 | -70.0 |
| Delta - North | 5 | 2 | 0 | 0 | 39 | 0 | 0 | 0 | 44 | 2 | ** |
| Delta | 7 | 6 | 0 | 4 | 39 | 3 | 1 | 0 | 47 | 13 | ** |
| Langley City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Langley District | 5 | 16 | 0 | 0 | 0 | 6 | 128 | 4 | 133 | 26 | ** |
| Lion's Bay | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Maple Ridge | 8 | 22 | 0 | 0 | 23 | 0 | 0 | 0 | 31 | 22 | 40.9 |
| New Westminster | 3 | 3 | 0 | 0 | 0 | 4 | 0 | 46 | 3 | 53 | -94.3 |
| North Vancouver City | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 3 | -100.0 |
| North Vancouver DM | 4 | 8 | 16 | 0 | 0 | 0 | 0 | 167 | 20 | 175 | -88.6 |
| Pitt Meadows | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | -100.0 |
| Port Coquitlam | 0 | 2 | 0 | 0 | 0 | 4 | 0 | 8 | 0 | 14 | -100.0 |
| Port Moody | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | -100.0 |
| Richmond | 7 | 13 | 0 | 0 | 4 | 0 | 2 | 20 | 13 | 33 | -60.6 |
| Surrey - South | 0 | 26 | 0 | 4 | 60 | 47 | 0 | 0 | 60 | 77 | -22.1 |
| Surrey - Cloverdale | 7 | 24 | 0 | 0 | 0 | 41 | 2 | 8 | 9 | 73 | -87.7 |
| Surrey - North | 6 | 21 | 0 | 8 | 0 | 12 | 0 | 77 | 6 | 118 | -94.9 |
| Surrey - Guildford | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Surrey - Whalley | 3 | 5 | 0 | 0 | 16 | 20 | 0 | 116 | 19 | 141 | -86.5 |
| Surrey Total | 16 | 76 | 0 | 12 | 76 | 120 | 2 | 201 | 94 | 409 | -77.0 |
| University Endowment Lands | 1 | 0 | 0 | 2 | 0 | 11 | 46 | 0 | 47 | 13 | ** |
| Vancouver - West End | 0 | 0 | 0 | 0 | 0 | 0 | 81 | 0 | 81 | 0 | n/a |
| Vancouver - Downtown | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 146 | 0 | 146 | -100.0 |
| Vancouver - Kitsilano | 0 | 0 | 0 | 0 | 0 | 0 | 47 | 0 | 47 | 0 | n/a |
| Vancouver - False Creek | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Vancouver - Granville/Oak | 2 | 0 | 0 | 6 | 0 | 6 | 0 | 0 | 2 | 12 | -83.3 |
| Vancouver - Kerrisdale | 1 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 6 | -83.3 |
| Vancouver - Marpole | 1 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 4 | -75.0 |
| Vancouver - Eastside | 2 | 19 | 0 | 8 | 0 | 0 | 0 | 85 | 2 | 112 | -98.2 |
| Vancouver - Mt. Pleasant | 0 | 0 | 2 | 0 | 12 | 0 | 0 | 0 | 14 | 0 | n/a |
| Vancouver - Strath/Grand | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Vancouver - Westside | 3 | 12 | 0 | 0 | 0 | 0 | 0 | 2 | 3 | 14 | -78.6 |
| Vancouver Total | 9 | 41 | 2 | 14 | 12 | 6 | 128 | 233 | 151 | 294 | -48.6 |
| West Vancouver | 3 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 13 | -76.9 |
| White Rock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 6 | -100.0 |
| **Vancouver CMA** | 72 | 228 | 22 | 54 | 206 | 211 | 309 | 839 | 609 | 1,332 | -54.3 |

Source: CMHC (Starts and Completions Survey)

## Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
## January 2009

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 |
| Anmore | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Belcarra | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bowen Island | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burnaby - Mountain | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burnaby - North | 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burnaby - Lougheed Mall | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burnaby - South & East | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burnaby - Central Park | 0 | 48 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burnaby - Remainder | 12 | 0 | 0 | 0 | 0 | 146 | 0 | 0 |
| Burnaby Total | 44 | 48 | 0 | 0 | 0 | 146 | 0 | 0 |
| Coquitlam | 8 | 9 | 0 | 0 | 2 | 6 | 0 | 0 |
| Delta - Tsawwassen | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Delta - Ladner | 0 | 3 | 0 | 0 | 0 | 0 | 1 | 0 |
| Delta - North | 39 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Delta | 39 | 3 | 0 | 0 | 0 | 0 | 1 | 0 |
| Langley City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Langley District | 0 | 6 | 0 | 0 | 128 | 4 | 0 | 0 |
| Lion's Bay | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Maple Ridge | 23 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New Westminster | 0 | 4 | 0 | 0 | 0 | 46 | 0 | 0 |
| North Vancouver City | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 |
| North Vancouver DM | 0 | 0 | 0 | 0 | 0 | 135 | 0 | 32 |
| Pitt Meadows | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Port Coquitlam | 0 | 4 | 0 | 0 | 0 | 8 | 0 | 0 |
| Port Moody | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Richmond | 4 | 0 | 0 | 0 | 2 | 20 | 0 | 0 |
| Surrey - South | 60 | 47 | 0 | 0 | 0 | 0 | 0 | 0 |
| Surrey - Cloverdale | 0 | 41 | 0 | 0 | 0 | 4 | 2 | 4 |
| Surrey - North | 0 | 12 | 0 | 0 | 0 | 77 | 0 | 0 |
| Surrey - Guildford | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Surrey - Whalley | 16 | 20 | 0 | 0 | 0 | 116 | 0 | 0 |
| Surrey Total | 76 | 120 | 0 | 0 | 0 | 197 | 2 | 4 |
| University Endowment Lands | 0 | 11 | 0 | 0 | 0 | 0 | 46 | 0 |
| Vancouver - West End | 0 | 0 | 0 | 0 | 81 | 0 | 0 | 0 |
| Vancouver - Downtown | 0 | 0 | 0 | 0 | 0 | 146 | 0 | 0 |
| Vancouver - Kitsilano | 0 | 0 | 0 | 0 | 47 | 0 | 0 | 0 |
| Vancouver - False Creek | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Granville/Oak | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Kerrisdale | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Marpole | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Eastside | 0 | 0 | 0 | 0 | 0 | 85 | 0 | 0 |
| Vancouver - Mt. Pleasant | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Strath/Grand | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Westside | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 |
| Vancouver Total | 12 | 6 | 0 | 0 | 128 | 233 | 0 | 0 |
| West Vancouver | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| White Rock | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 |
| **Vancouver CMA** | 206 | 211 | 0 | 0 | 260 | 803 | 49 | 36 |

Source: CMHC (Starts and Completions Survey)

## Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
## January - January 2009

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| Anmore | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Belcarra | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bowen Island | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burnaby - Mountain | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burnaby - North | 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burnaby - Lougheed Mall | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burnaby - South & East | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burnaby - Central Park | 0 | 48 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burnaby - Remainder | 12 | 0 | 0 | 0 | 0 | 146 | 0 | 0 |
| Burnaby Total | 44 | 48 | 0 | 0 | 0 | 146 | 0 | 0 |
| Coquitlam | 8 | 9 | 0 | 0 | 2 | 6 | 0 | 0 |
| Delta - Tsawwassen | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Delta - Ladner | 0 | 3 | 0 | 0 | 0 | 0 | 1 | 0 |
| Delta - North | 39 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Delta | 39 | 3 | 0 | 0 | 0 | 0 | 1 | 0 |
| Langley City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Langley District | 0 | 6 | 0 | 0 | 128 | 4 | 0 | 0 |
| Lion's Bay | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Maple Ridge | 23 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New Westminster | 0 | 4 | 0 | 0 | 0 | 46 | 0 | 0 |
| North Vancouver City | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 |
| North Vancouver DM | 0 | 0 | 0 | 0 | 0 | 135 | 0 | 32 |
| Pitt Meadows | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Port Coquitlam | 0 | 4 | 0 | 0 | 0 | 8 | 0 | 0 |
| Port Moody | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Richmond | 4 | 0 | 0 | 0 | 2 | 20 | 0 | 0 |
| Surrey - South | 60 | 47 | 0 | 0 | 0 | 0 | 0 | 0 |
| Surrey - Cloverdale | 0 | 41 | 0 | 0 | 0 | 4 | 2 | 4 |
| Surrey - North | 0 | 12 | 0 | 0 | 0 | 77 | 0 | 0 |
| Surrey - Guildford | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Surrey - Whalley | 16 | 20 | 0 | 0 | 0 | 116 | 0 | 0 |
| Surrey Total | 76 | 120 | 0 | 0 | 0 | 197 | 2 | 4 |
| University Endowment Lands | 0 | 11 | 0 | 0 | 0 | 0 | 46 | 0 |
| Vancouver - West End | 0 | 0 | 0 | 0 | 81 | 0 | 0 | 0 |
| Vancouver - Downtown | 0 | 0 | 0 | 0 | 0 | 146 | 0 | 0 |
| Vancouver - Kitsilano | 0 | 0 | 0 | 0 | 47 | 0 | 0 | 0 |
| Vancouver - False Creek | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Granville/Oak | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Kerrisdale | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Marpole | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Eastside | 0 | 0 | 0 | 0 | 0 | 85 | 0 | 0 |
| Vancouver - Mt. Pleasant | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Strath/Grand | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Westside | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 |
| Vancouver Total | 12 | 6 | 0 | 0 | 128 | 233 | 0 | 0 |
| West Vancouver | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| White Rock | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 |
| **Vancouver CMA** | 206 | 211 | 0 | 0 | 260 | 803 | 49 | 36 |

Source: CMHC (Starts and Completions Survey)

## Table 2.4: Starts by Submarket and by Intended Market
## January 2009

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 |
| Anmore | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Belcarra | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bowen Island | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| Burnaby - Mountain | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burnaby - North | 1 | 6 | 32 | 0 | 0 | 0 | 33 | 6 |
| Burnaby - Lougheed Mall | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burnaby - South & East | 2 | 9 | 0 | 0 | 0 | 0 | 2 | 9 |
| Burnaby - Central Park | 0 | 1 | 0 | 48 | 0 | 0 | 0 | 49 |
| Burnaby - Remainder | 9 | 16 | 12 | 146 | 0 | 0 | 21 | 162 |
| Burnaby Total | 12 | 32 | 44 | 194 | 0 | 0 | 56 | 226 |
| Coquitlam | 3 | 17 | 8 | 9 | 0 | 0 | 11 | 26 |
| Delta - Tsawwassen | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Delta - Ladner | 2 | 3 | 0 | 7 | 1 | 0 | 3 | 10 |
| Delta - North | 5 | 2 | 39 | 0 | 0 | 0 | 44 | 2 |
| Delta | 7 | 6 | 39 | 7 | 1 | 0 | 47 | 13 |
| Langley City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Langley District | 6 | 20 | 126 | 6 | 1 | 0 | 133 | 26 |
| Lion's Bay | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Maple Ridge | 8 | 22 | 23 | 0 | 0 | 0 | 31 | 22 |
| New Westminster | 3 | 3 | 0 | 50 | 0 | 0 | 3 | 53 |
| North Vancouver City | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 3 |
| North Vancouver DM | 3 | 8 | 17 | 135 | 0 | 32 | 20 | 175 |
| Pitt Meadows | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| Port Coquitlam | 0 | 10 | 0 | 4 | 0 | 0 | 0 | 14 |
| Port Moody | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| Richmond | 9 | 33 | 4 | 0 | 0 | 0 | 13 | 33 |
| Surrey - South | 0 | 21 | 60 | 56 | 0 | 0 | 60 | 77 |
| Surrey - Cloverdale | 7 | 28 | 0 | 41 | 2 | 4 | 9 | 73 |
| Surrey - North | 6 | 21 | 0 | 97 | 0 | 0 | 6 | 118 |
| Surrey - Guildford | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Surrey - Whalley | 3 | 5 | 16 | 136 | 0 | 0 | 19 | 141 |
| Surrey Total | 16 | 75 | 76 | 330 | 2 | 4 | 94 | 409 |
| University Endowment Lands | 1 | 0 | 0 | 13 | 46 | 0 | 47 | 13 |
| Vancouver - West End | 0 | 0 | 81 | 0 | 0 | 0 | 81 | 0 |
| Vancouver - Downtown | 0 | 0 | 0 | 146 | 0 | 0 | 0 | 146 |
| Vancouver - Kitsilano | 0 | 0 | 47 | 0 | 0 | 0 | 47 | 0 |
| Vancouver - False Creek | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Granville/Oak | 2 | 6 | 0 | 6 | 0 | 0 | 2 | 12 |
| Vancouver - Kerrisdale | 1 | 6 | 0 | 0 | 0 | 0 | 1 | 6 |
| Vancouver - Marpole | 1 | 4 | 0 | 0 | 0 | 0 | 1 | 4 |
| Vancouver - Eastside | 2 | 31 | 0 | 81 | 0 | 0 | 2 | 112 |
| Vancouver - Mt. Pleasant | 2 | 0 | 12 | 0 | 0 | 0 | 14 | 0 |
| Vancouver - Strath/Grand | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Westside | 3 | 14 | 0 | 0 | 0 | 0 | 3 | 14 |
| Vancouver Total | 11 | 61 | 140 | 233 | 0 | 0 | 151 | 294 |
| West Vancouver | 3 | 13 | 0 | 0 | 0 | 0 | 3 | 13 |
| White Rock | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 6 |
| **Vancouver CMA** | 82 | 315 | 477 | 981 | 50 | 36 | 609 | 1,332 |

Source: CMHC (Starts and Completions Survey)

## Table 2.5: Starts by Submarket and by Intended Market
## January - January 2009

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| Anmore | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Belcarra | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bowen Island | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| Burnaby - Mountain | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burnaby - North | 1 | 6 | 32 | 0 | 0 | 0 | 33 | 6 |
| Burnaby - Lougheed Mall | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burnaby - South & East | 2 | 9 | 0 | 0 | 0 | 0 | 2 | 9 |
| Burnaby - Central Park | 0 | 1 | 0 | 48 | 0 | 0 | 0 | 49 |
| Burnaby - Remainder | 9 | 16 | 12 | 146 | 0 | 0 | 21 | 162 |
| Burnaby Total | 12 | 32 | 44 | 194 | 0 | 0 | 56 | 226 |
| Coquitlam | 3 | 17 | 8 | 9 | 0 | 0 | 11 | 26 |
| Delta - Tsawwassen | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Delta - Ladner | 2 | 3 | 0 | 7 | 1 | 0 | 3 | 10 |
| Delta - North | 5 | 2 | 39 | 0 | 0 | 0 | 44 | 2 |
| Delta | 7 | 6 | 39 | 7 | 1 | 0 | 47 | 13 |
| Langley City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Langley District | 6 | 20 | 126 | 6 | 1 | 0 | 133 | 26 |
| Lion's Bay | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Maple Ridge | 8 | 22 | 23 | 0 | 0 | 0 | 31 | 22 |
| New Westminster | 3 | 3 | 0 | 50 | 0 | 0 | 3 | 53 |
| North Vancouver City | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 3 |
| North Vancouver DM | 3 | 8 | 17 | 135 | 0 | 32 | 20 | 175 |
| Pitt Meadows | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| Port Coquitlam | 0 | 10 | 0 | 4 | 0 | 0 | 0 | 14 |
| Port Moody | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| Richmond | 9 | 33 | 4 | 0 | 0 | 0 | 13 | 33 |
| Surrey - South | 0 | 21 | 60 | 56 | 0 | 0 | 60 | 77 |
| Surrey - Cloverdale | 7 | 28 | 0 | 41 | 2 | 4 | 9 | 73 |
| Surrey - North | 6 | 21 | 0 | 97 | 0 | 0 | 6 | 118 |
| Surrey - Guildford | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Surrey - Whalley | 3 | 5 | 16 | 136 | 0 | 0 | 19 | 141 |
| Surrey Total | 16 | 75 | 76 | 330 | 2 | 4 | 94 | 409 |
| University Endowment Lands | 1 | 0 | 0 | 13 | 46 | 0 | 47 | 13 |
| Vancouver - West End | 0 | 0 | 81 | 0 | 0 | 0 | 81 | 0 |
| Vancouver - Downtown | 0 | 0 | 0 | 146 | 0 | 0 | 0 | 146 |
| Vancouver - Kitsilano | 0 | 0 | 47 | 0 | 0 | 0 | 47 | 0 |
| Vancouver - False Creek | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Granville/Oak | 2 | 6 | 0 | 6 | 0 | 0 | 2 | 12 |
| Vancouver - Kerrisdale | 1 | 6 | 0 | 0 | 0 | 0 | 1 | 6 |
| Vancouver - Marpole | 1 | 4 | 0 | 0 | 0 | 0 | 1 | 4 |
| Vancouver - Eastside | 2 | 31 | 0 | 81 | 0 | 0 | 2 | 112 |
| Vancouver - Mt. Pleasant | 2 | 0 | 12 | 0 | 0 | 0 | 14 | 0 |
| Vancouver - Strath/Grand | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Westside | 3 | 14 | 0 | 0 | 0 | 0 | 3 | 14 |
| Vancouver Total | 11 | 61 | 140 | 233 | 0 | 0 | 151 | 294 |
| West Vancouver | 3 | 13 | 0 | 0 | 0 | 0 | 3 | 13 |
| White Rock | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 6 |
| **Vancouver CMA** | 82 | 315 | 477 | 981 | 50 | 36 | 609 | 1,332 |

Source: CMHC (Starts and Completions Survey)

## Table 3: Completions by Submarket and by Dwelling Type
## January 2009

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 | % Change |
| Anmore | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Belcarra | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Bowen Island | 4 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 1 | ** |
| Burnaby - Mountain | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 | -100.0 |
| Burnaby - North | 0 | 8 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 10 | -100.0 |
| Burnaby - Lougheed Mall | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0.0 |
| Burnaby - South & East | 1 | 2 | 2 | 2 | 4 | 0 | 0 | 0 | 7 | 4 | 75.0 |
| Burnaby - Central Park | 1 | 3 | 0 | 2 | 0 | 0 | 0 | 0 | 1 | 5 | -80.0 |
| Burnaby - Remainder | 2 | 9 | 0 | 12 | 0 | 20 | 0 | 0 | 2 | 41 | -95.1 |
| Burnaby Total | 5 | 23 | 2 | 20 | 4 | 20 | 0 | 0 | 11 | 63 | -82.5 |
| Coquitlam | 0 | 5 | 0 | 2 | 13 | 0 | 10 | 8 | 23 | 15 | 53.3 |
| Delta - Tsawwassen | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 1 | 200.0 |
| Delta - Ladner | 9 | 6 | 0 | 0 | 0 | 0 | 1 | 0 | 10 | 6 | 66.7 |
| Delta - North | 8 | 0 | 0 | 0 | 32 | 0 | 0 | 0 | 40 | 0 | n/a |
| Delta | 20 | 7 | 0 | 0 | 32 | 0 | 1 | 0 | 53 | 7 | ** |
| Langley City | 0 | 0 | 0 | 0 | 0 | 0 | 69 | 0 | 69 | 0 | n/a |
| Langley District | 16 | 67 | 12 | 8 | 4 | 16 | 10 | 8 | 42 | 99 | -57.6 |
| Lion's Bay | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Maple Ridge | 35 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 35 | 25 | 40.0 |
| New Westminster | 0 | 11 | 0 | 0 | 0 | 0 | 70 | 0 | 70 | 11 | ** |
| North Vancouver City | 2 | 1 | 2 | 6 | 0 | 0 | 0 | 0 | 4 | 7 | -42.9 |
| North Vancouver DM | 4 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 10 | -60.0 |
| Pitt Meadows | 4 | 11 | 0 | 0 | 0 | 0 | 70 | 132 | 74 | 143 | -48.3 |
| Port Coquitlam | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 83 | 0 | 89 | -100.0 |
| Port Moody | 6 | 5 | 0 | 0 | 0 | 0 | 230 | 0 | 236 | 5 | ** |
| Richmond | 18 | 10 | 2 | 0 | 4 | 0 | 285 | 1 | 309 | 11 | ** |
| Surrey - South | 6 | 11 | 10 | 0 | 17 | 0 | 0 | 0 | 33 | 11 | 200.0 |
| Surrey - Cloverdale | 31 | 32 | 0 | 0 | 8 | 24 | 5 | 30 | 44 | 86 | -48.8 |
| Surrey - North | 43 | 52 | 4 | 0 | 0 | 0 | 2 | 0 | 49 | 52 | -5.8 |
| Surrey - Guildford | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Surrey - Whalley | 6 | 10 | 0 | 0 | 0 | 0 | 0 | 51 | 6 | 61 | -90.2 |
| Surrey Total | 86 | 106 | 14 | 0 | 25 | 24 | 7 | 81 | 132 | 211 | -37.4 |
| University Endowment Lands | 1 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 3 | 1 | 200.0 |
| Vancouver - West End | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Vancouver - Downtown | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Vancouver - Kitsilano | 2 | 0 | 0 | 0 | 0 | 22 | 0 | 0 | 2 | 22 | -90.9 |
| Vancouver - False Creek | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Vancouver - Granville/Oak | 0 | 0 | 0 | 0 | 6 | 0 | 124 | 0 | 130 | 0 | n/a |
| Vancouver - Kerrisdale | 4 | 1 | 0 | 0 | 4 | 0 | 49 | 0 | 57 | 1 | ** |
| Vancouver - Marpole | 0 | 2 | 2 | 2 | 0 | 3 | 0 | 0 | 2 | 7 | -71.4 |
| Vancouver - Eastside | 28 | 31 | 8 | 18 | 0 | 8 | 4 | 4 | 40 | 61 | -34.4 |
| Vancouver - Mt. Pleasant | 0 | 0 | 4 | 2 | 0 | 3 | 0 | 0 | 4 | 5 | -20.0 |
| Vancouver - Strath/Grand | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | n/a |
| Vancouver - Westside | 12 | 22 | 0 | 0 | 10 | 0 | 90 | 0 | 112 | 22 | ** |
| Vancouver Total | 46 | 56 | 16 | 22 | 20 | 36 | 267 | 4 | 349 | 118 | 195.8 |
| West Vancouver | 6 | 6 | 0 | 0 | 0 | 0 | 0 | 9 | 6 | 15 | -60.0 |
| White Rock | 1 | 0 | 0 | 0 | 0 | 0 | 6 | 6 | 7 | 6 | 16.7 |
| **Vancouver CMA** | 254 | 352 | 50 | 58 | 102 | 96 | 1,025 | 332 | 1,431 | 838 | 70.8 |

Source: CMHC (Starts and Completions Survey)

## Table 3.1: Completions by Submarket and by Dwelling Type
### January - January 2009

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | % Change |
| Anmore | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Belcarra | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Bowen Island | 4 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 1 | ** |
| Burnaby - Mountain | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 | -100.0 |
| Burnaby - North | 0 | 8 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 10 | -100.0 |
| Burnaby - Lougheed Mall | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0.0 |
| Burnaby - South & East | 1 | 2 | 2 | 2 | 4 | 0 | 0 | 0 | 7 | 4 | 75.0 |
| Burnaby - Central Park | 1 | 3 | 0 | 2 | 0 | 0 | 0 | 0 | 1 | 5 | -80.0 |
| Burnaby - Remainder | 2 | 9 | 0 | 12 | 0 | 20 | 0 | 0 | 2 | 41 | -95.1 |
| Burnaby Total | 5 | 23 | 2 | 20 | 4 | 20 | 0 | 0 | 11 | 63 | -82.5 |
| Coquitlam | 0 | 5 | 0 | 2 | 13 | 0 | 10 | 8 | 23 | 15 | 53.3 |
| Delta - Tsawwassen | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 1 | 200.0 |
| Delta - Ladner | 9 | 6 | 0 | 0 | 0 | 0 | 1 | 0 | 10 | 6 | 66.7 |
| Delta - North | 8 | 0 | 0 | 0 | 32 | 0 | 0 | 0 | 40 | 0 | n/a |
| Delta | 20 | 7 | 0 | 0 | 32 | 0 | 1 | 0 | 53 | 7 | ** |
| Langley City | 0 | 0 | 0 | 0 | 0 | 0 | 69 | 0 | 69 | 0 | n/a |
| Langley District | 16 | 67 | 12 | 8 | 4 | 16 | 10 | 8 | 42 | 99 | -57.6 |
| Lion's Bay | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Maple Ridge | 35 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 35 | 25 | 40.0 |
| New Westminster | 0 | 11 | 0 | 0 | 0 | 0 | 70 | 0 | 70 | 11 | ** |
| North Vancouver City | 2 | 1 | 2 | 6 | 0 | 0 | 0 | 0 | 4 | 7 | -42.9 |
| North Vancouver DM | 4 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 10 | -60.0 |
| Pitt Meadows | 4 | 11 | 0 | 0 | 0 | 0 | 70 | 132 | 74 | 143 | -48.3 |
| Port Coquitlam | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 83 | 0 | 89 | -100.0 |
| Port Moody | 6 | 5 | 0 | 0 | 0 | 0 | 230 | 0 | 236 | 5 | ** |
| Richmond | 18 | 10 | 2 | 0 | 4 | 0 | 285 | 1 | 309 | 11 | ** |
| Surrey - South | 6 | 11 | 10 | 0 | 17 | 0 | 0 | 0 | 33 | 11 | 200.0 |
| Surrey - Cloverdale | 31 | 32 | 0 | 0 | 8 | 24 | 5 | 30 | 44 | 86 | -48.8 |
| Surrey - North | 43 | 52 | 4 | 0 | 0 | 0 | 2 | 0 | 49 | 52 | -5.8 |
| Surrey - Guildford | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Surrey - Whalley | 6 | 10 | 0 | 0 | 0 | 0 | 0 | 51 | 6 | 61 | -90.2 |
| Surrey Total | 86 | 106 | 14 | 0 | 25 | 24 | 7 | 81 | 132 | 211 | -37.4 |
| University Endowment Lands | 1 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 3 | 1 | 200.0 |
| Vancouver - West End | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Vancouver - Downtown | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Vancouver - Kitsilano | 2 | 0 | 0 | 0 | 0 | 22 | 0 | 0 | 2 | 22 | -90.9 |
| Vancouver - False Creek | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Vancouver - Granville/Oak | 0 | 0 | 0 | 0 | 6 | 0 | 124 | 0 | 130 | 0 | n/a |
| Vancouver - Kerrisdale | 4 | 1 | 0 | 0 | 4 | 0 | 49 | 0 | 57 | 1 | ** |
| Vancouver - Marpole | 0 | 2 | 2 | 2 | 0 | 3 | 0 | 0 | 2 | 7 | -71.4 |
| Vancouver - Eastside | 28 | 31 | 8 | 18 | 0 | 8 | 4 | 4 | 40 | 61 | -34.4 |
| Vancouver - Mt. Pleasant | 0 | 0 | 4 | 2 | 0 | 3 | 0 | 0 | 4 | 5 | -20.0 |
| Vancouver - Strath/Grand | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | n/a |
| Vancouver - Westside | 12 | 22 | 0 | 0 | 10 | 0 | 90 | 0 | 112 | 22 | ** |
| Vancouver Total | 46 | 56 | 16 | 22 | 20 | 36 | 267 | 4 | 349 | 118 | 195.8 |
| West Vancouver | 6 | 6 | 0 | 0 | 0 | 0 | 0 | 9 | 6 | 15 | -60.0 |
| White Rock | 1 | 0 | 0 | 0 | 0 | 0 | 6 | 6 | 7 | 6 | 16.7 |
| **Vancouver CMA** | 254 | 352 | 50 | 58 | 102 | 96 | 1,025 | 332 | 1,431 | 838 | 70.8 |

Source: CMHC (Starts and Completions Survey)

## Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
## January 2009

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 |
| Anmore | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Belcarra | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bowen Island | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burnaby - Mountain | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burnaby - North | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burnaby - Lougheed Mall | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burnaby - South & East | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burnaby - Central Park | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burnaby - Remainder | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burnaby Total | 4 | 20 | 0 | 0 | 0 | 0 | 0 | 0 |
| Coquitlam | 13 | 0 | 0 | 0 | 10 | 8 | 0 | 0 |
| Delta - Tsawwassen | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Delta - Ladner | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Delta - North | 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Delta | 32 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Langley City | 0 | 0 | 0 | 0 | 69 | 0 | 0 | 0 |
| Langley District | 4 | 16 | 0 | 0 | 10 | 8 | 0 | 0 |
| Lion's Bay | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Maple Ridge | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New Westminster | 0 | 0 | 0 | 0 | 70 | 0 | 0 | 0 |
| North Vancouver City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| North Vancouver DM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Pitt Meadows | 0 | 0 | 0 | 0 | 70 | 132 | 0 | 0 |
| Port Coquitlam | 0 | 0 | 0 | 0 | 0 | 83 | 0 | 0 |
| Port Moody | 0 | 0 | 0 | 0 | 230 | 0 | 0 | 0 |
| Richmond | 4 | 0 | 0 | 0 | 285 | 0 | 0 | 1 |
| Surrey - South | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Surrey - Cloverdale | 8 | 24 | 0 | 0 | 0 | 24 | 5 | 6 |
| Surrey - North | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| Surrey - Guildford | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Surrey - Whalley | 0 | 0 | 0 | 0 | 0 | 51 | 0 | 0 |
| Surrey Total | 25 | 24 | 0 | 0 | 0 | 75 | 7 | 6 |
| University Endowment Lands | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - West End | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Downtown | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Kitsilano | 0 | 22 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - False Creek | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Granville/Oak | 6 | 0 | 0 | 0 | 124 | 0 | 0 | 0 |
| Vancouver - Kerrisdale | 4 | 0 | 0 | 0 | 49 | 0 | 0 | 0 |
| Vancouver - Marpole | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Eastside | 0 | 8 | 0 | 0 | 4 | 4 | 0 | 0 |
| Vancouver - Mt. Pleasant | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Strath/Grand | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Westside | 10 | 0 | 0 | 0 | 90 | 0 | 0 | 0 |
| Vancouver Total | 20 | 36 | 0 | 0 | 267 | 4 | 0 | 0 |
| West Vancouver | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 0 |
| White Rock | 0 | 0 | 0 | 0 | 6 | 6 | 0 | 0 |
| **Vancouver CMA** | 102 | 96 | 0 | 0 | 1,017 | 325 | 8 | 7 |

Source: CMHC (Starts and Completions Survey)

## Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
## January - January 2009

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| Anmore | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Belcarra | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bowen Island | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burnaby - Mountain | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burnaby - North | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burnaby - Lougheed Mall | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burnaby - South & East | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burnaby - Central Park | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burnaby - Remainder | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burnaby Total | 4 | 20 | 0 | 0 | 0 | 0 | 0 | 0 |
| Coquitlam | 13 | 0 | 0 | 0 | 10 | 8 | 0 | 0 |
| Delta - Tsawwassen | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Delta - Ladner | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Delta - North | 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Delta | 32 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Langley City | 0 | 0 | 0 | 0 | 69 | 0 | 0 | 0 |
| Langley District | 4 | 16 | 0 | 0 | 10 | 8 | 0 | 0 |
| Lion's Bay | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Maple Ridge | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New Westminster | 0 | 0 | 0 | 0 | 70 | 0 | 0 | 0 |
| North Vancouver City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| North Vancouver DM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Pitt Meadows | 0 | 0 | 0 | 0 | 70 | 132 | 0 | 0 |
| Port Coquitlam | 0 | 0 | 0 | 0 | 0 | 83 | 0 | 0 |
| Port Moody | 0 | 0 | 0 | 0 | 230 | 0 | 0 | 0 |
| Richmond | 4 | 0 | 0 | 0 | 285 | 0 | 0 | 1 |
| Surrey - South | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Surrey - Cloverdale | 8 | 24 | 0 | 0 | 0 | 24 | 5 | 6 |
| Surrey - North | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| Surrey - Guildford | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Surrey - Whalley | 0 | 0 | 0 | 0 | 0 | 51 | 0 | 0 |
| Surrey Total | 25 | 24 | 0 | 0 | 0 | 75 | 7 | 6 |
| University Endowment Lands | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - West End | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Downtown | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Kitsilano | 0 | 22 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - False Creek | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Granville/Oak | 6 | 0 | 0 | 0 | 124 | 0 | 0 | 0 |
| Vancouver - Kerrisdale | 4 | 0 | 0 | 0 | 49 | 0 | 0 | 0 |
| Vancouver - Marpole | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Eastside | 0 | 8 | 0 | 0 | 4 | 4 | 0 | 0 |
| Vancouver - Mt. Pleasant | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Strath/Grand | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Westside | 10 | 0 | 0 | 0 | 90 | 0 | 0 | 0 |
| Vancouver Total | 20 | 36 | 0 | 0 | 267 | 4 | 0 | 0 |
| West Vancouver | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 0 |
| White Rock | 0 | 0 | 0 | 0 | 6 | 6 | 0 | 0 |
| **Vancouver CMA** | 102 | 96 | 0 | 0 | 1,017 | 325 | 8 | 7 |

Source: CMHC (Starts and Completions Survey)

## Table 3.4: Completions by Submarket and by Intended Market
## January 2009

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 |
| Anmore | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Belcarra | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bowen Island | 4 | 1 | 0 | 0 | 0 | 0 | 4 | 1 |
| Burnaby - Mountain | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| Burnaby - North | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 10 |
| Burnaby - Lougheed Mall | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| Burnaby - South & East | 3 | 4 | 4 | 0 | 0 | 0 | 7 | 4 |
| Burnaby - Central Park | 1 | 5 | 0 | 0 | 0 | 0 | 1 | 5 |
| Burnaby - Remainder | 2 | 21 | 0 | 20 | 0 | 0 | 2 | 41 |
| Burnaby Total | 7 | 43 | 4 | 20 | 0 | 0 | 11 | 63 |
| Coquitlam | 10 | 15 | 13 | 0 | 0 | 0 | 23 | 15 |
| Delta - Tsawwassen | 3 | 1 | 0 | 0 | 0 | 0 | 3 | 1 |
| Delta - Ladner | 9 | 6 | 0 | 0 | 1 | 0 | 10 | 6 |
| Delta - North | 8 | 0 | 32 | 0 | 0 | 0 | 40 | 0 |
| Delta | 20 | 7 | 32 | 0 | 1 | 0 | 53 | 7 |
| Langley City | 0 | 0 | 69 | 0 | 0 | 0 | 69 | 0 |
| Langley District | 26 | 79 | 16 | 20 | 0 | 0 | 42 | 99 |
| Lion's Bay | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Maple Ridge | 35 | 25 | 0 | 0 | 0 | 0 | 35 | 25 |
| New Westminster | 0 | 11 | 70 | 0 | 0 | 0 | 70 | 11 |
| North Vancouver City | 4 | 5 | 0 | 2 | 0 | 0 | 4 | 7 |
| North Vancouver DM | 4 | 10 | 0 | 0 | 0 | 0 | 4 | 10 |
| Pitt Meadows | 4 | 11 | 70 | 132 | 0 | 0 | 74 | 143 |
| Port Coquitlam | 0 | 8 | 0 | 81 | 0 | 0 | 0 | 89 |
| Port Moody | 6 | 5 | 230 | 0 | 0 | 0 | 236 | 5 |
| Richmond | 41 | 10 | 268 | 0 | 0 | 1 | 309 | 11 |
| Surrey - South | 6 | 11 | 27 | 0 | 0 | 0 | 33 | 11 |
| Surrey - Cloverdale | 31 | 32 | 8 | 48 | 5 | 6 | 44 | 86 |
| Surrey - North | 47 | 52 | 0 | 0 | 2 | 0 | 49 | 52 |
| Surrey - Guildford | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Surrey - Whalley | 6 | 10 | 0 | 51 | 0 | 0 | 6 | 61 |
| Surrey Total | 90 | 106 | 35 | 99 | 7 | 6 | 132 | 211 |
| University Endowment Lands | 1 | 1 | 2 | 0 | 0 | 0 | 3 | 1 |
| Vancouver - West End | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Downtown | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Kitsilano | 2 | 0 | 0 | 22 | 0 | 0 | 2 | 22 |
| Vancouver - False Creek | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Granville/Oak | 0 | 0 | 130 | 0 | 0 | 0 | 130 | 0 |
| Vancouver - Kerrisdale | 4 | 1 | 53 | 0 | 0 | 0 | 57 | 1 |
| Vancouver - Marpole | 2 | 4 | 0 | 3 | 0 | 0 | 2 | 7 |
| Vancouver - Eastside | 40 | 49 | 0 | 12 | 0 | 0 | 40 | 61 |
| Vancouver - Mt. Pleasant | 4 | 2 | 0 | 3 | 0 | 0 | 4 | 5 |
| Vancouver - Strath/Grand | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| Vancouver - Westside | 12 | 22 | 100 | 0 | 0 | 0 | 112 | 22 |
| Vancouver Total | 66 | 78 | 283 | 40 | 0 | 0 | 349 | 118 |
| West Vancouver | 6 | 6 | 0 | 9 | 0 | 0 | 6 | 15 |
| White Rock | 7 | 6 | 0 | 0 | 0 | 0 | 7 | 6 |
| **Vancouver CMA** | 331 | 428 | 1,092 | 403 | 8 | 7 | 1,431 | 838 |

Source: CMHC (Starts and Completions Survey)

## Table 3.5: Completions by Submarket and by Intended Market
## January - January 2009

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| Anmore | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Belcarra | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bowen Island | 4 | 1 | 0 | 0 | 0 | 0 | 4 | 1 |
| Burnaby - Mountain | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| Burnaby - North | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 10 |
| Burnaby - Lougheed Mall | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| Burnaby - South & East | 3 | 4 | 4 | 0 | 0 | 0 | 7 | 4 |
| Burnaby - Central Park | 1 | 5 | 0 | 0 | 0 | 0 | 1 | 5 |
| Burnaby - Remainder | 2 | 21 | 0 | 20 | 0 | 0 | 2 | 41 |
| Burnaby Total | 7 | 43 | 4 | 20 | 0 | 0 | 11 | 63 |
| Coquitlam | 10 | 15 | 13 | 0 | 0 | 0 | 23 | 15 |
| Delta - Tsawwassen | 3 | 1 | 0 | 0 | 0 | 0 | 3 | 1 |
| Delta - Ladner | 9 | 6 | 0 | 0 | 1 | 0 | 10 | 6 |
| Delta - North | 8 | 0 | 32 | 0 | 0 | 0 | 40 | 0 |
| Delta | 20 | 7 | 32 | 0 | 1 | 0 | 53 | 7 |
| Langley City | 0 | 0 | 69 | 0 | 0 | 0 | 69 | 0 |
| Langley District | 26 | 79 | 16 | 20 | 0 | 0 | 42 | 99 |
| Lion's Bay | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Maple Ridge | 35 | 25 | 0 | 0 | 0 | 0 | 35 | 25 |
| New Westminster | 0 | 11 | 70 | 0 | 0 | 0 | 70 | 11 |
| North Vancouver City | 4 | 5 | 0 | 2 | 0 | 0 | 4 | 7 |
| North Vancouver DM | 4 | 10 | 0 | 0 | 0 | 0 | 4 | 10 |
| Pitt Meadows | 4 | 11 | 70 | 132 | 0 | 0 | 74 | 143 |
| Port Coquitlam | 0 | 8 | 0 | 81 | 0 | 0 | 0 | 89 |
| Port Moody | 6 | 5 | 230 | 0 | 0 | 0 | 236 | 5 |
| Richmond | 41 | 10 | 268 | 0 | 0 | 1 | 309 | 11 |
| Surrey - South | 6 | 11 | 27 | 0 | 0 | 0 | 33 | 11 |
| Surrey - Cloverdale | 31 | 32 | 8 | 48 | 5 | 6 | 44 | 86 |
| Surrey - North | 47 | 52 | 0 | 0 | 2 | 0 | 49 | 52 |
| Surrey - Guildford | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Surrey - Whalley | 6 | 10 | 0 | 51 | 0 | 0 | 6 | 61 |
| Surrey Total | 90 | 106 | 35 | 99 | 7 | 6 | 132 | 211 |
| University Endowment Lands | 1 | 1 | 2 | 0 | 0 | 0 | 3 | 1 |
| Vancouver - West End | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Downtown | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Kitsilano | 2 | 0 | 0 | 22 | 0 | 0 | 2 | 22 |
| Vancouver - False Creek | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vancouver - Granville/Oak | 0 | 0 | 130 | 0 | 0 | 0 | 130 | 0 |
| Vancouver - Kerrisdale | 4 | 1 | 53 | 0 | 0 | 0 | 57 | 1 |
| Vancouver - Marpole | 2 | 4 | 0 | 3 | 0 | 0 | 2 | 7 |
| Vancouver - Eastside | 40 | 49 | 0 | 12 | 0 | 0 | 40 | 61 |
| Vancouver - Mt. Pleasant | 4 | 2 | 0 | 3 | 0 | 0 | 4 | 5 |
| Vancouver - Strath/Grand | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| Vancouver - Westside | 12 | 22 | 100 | 0 | 0 | 0 | 112 | 22 |
| Vancouver Total | 66 | 78 | 283 | 40 | 0 | 0 | 349 | 118 |
| West Vancouver | 6 | 6 | 0 | 9 | 0 | 0 | 6 | 15 |
| White Rock | 7 | 6 | 0 | 0 | 0 | 0 | 7 | 6 |
| **Vancouver CMA** | 331 | 428 | 1,092 | 403 | 8 | 7 | 1,431 | 838 |

Source: CMHC (Starts and Completions Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## January 2009

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $400,000 | | $400,000 - $499,999 | | $500,000 - $599,999 | | $600,000 - $749,999 | | $750,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Anmore** | | | | | | | | | | | | | |
| January 2009 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| January 2008 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2009 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2008 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| **Belcarra** | | | | | | | | | | | | | |
| January 2009 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| January 2008 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2009 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2008 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| **Bowen Island** | | | | | | | | | | | | | |
| January 2009 | 0 | 0.0 | 1 | 33.3 | 0 | 0.0 | 0 | 0.0 | 2 | 66.7 | 3 | -- | -- |
| January 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 100.0 | 2 | -- | -- |
| Year-to-date 2009 | 0 | 0.0 | 1 | 33.3 | 0 | 0.0 | 0 | 0.0 | 2 | 66.7 | 3 | -- | -- |
| Year-to-date 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 100.0 | 2 | -- | -- |
| **Burnaby** | | | | | | | | | | | | | |
| January 2009 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 8 | 100.0 | 8 | -- | -- |
| January 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 6 | 33.3 | 12 | 66.7 | 18 | 843,950 | 967,300 |
| Year-to-date 2009 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 8 | 100.0 | 8 | -- | -- |
| Year-to-date 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 6 | 33.3 | 12 | 66.7 | 18 | 843,950 | 967,300 |
| **Coquitlam** | | | | | | | | | | | | | |
| January 2009 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| January 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 7 | 100.0 | 7 | -- | -- |
| Year-to-date 2009 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 7 | 100.0 | 7 | -- | -- |
| **Delta** | | | | | | | | | | | | | |
| January 2009 | 0 | 0.0 | 0 | 0.0 | 1 | 5.9 | 10 | 58.8 | 6 | 35.3 | 17 | 603,645 | 708,301 |
| January 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | 100.0 | 5 | -- | -- |
| Year-to-date 2009 | 0 | 0.0 | 0 | 0.0 | 1 | 5.9 | 10 | 58.8 | 6 | 35.3 | 17 | 603,645 | 708,301 |
| Year-to-date 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | 100.0 | 5 | -- | -- |
| **Langley City** | | | | | | | | | | | | | |
| January 2009 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 1 | -- | -- |
| January 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 1 | -- | -- |
| Year-to-date 2009 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 1 | -- | -- |
| Year-to-date 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 1 | -- | -- |
| **Langley District** | | | | | | | | | | | | | |
| January 2009 | 0 | 0.0 | 0 | 0.0 | 6 | 28.6 | 9 | 42.9 | 6 | 28.6 | 21 | 669,900 | 727,519 |
| January 2008 | 0 | 0.0 | 1 | 2.8 | 12 | 33.3 | 19 | 52.8 | 4 | 11.1 | 36 | 634,450 | 637,694 |
| Year-to-date 2009 | 0 | 0.0 | 0 | 0.0 | 6 | 28.6 | 9 | 42.9 | 6 | 28.6 | 21 | 669,900 | 727,519 |
| Year-to-date 2008 | 0 | 0.0 | 1 | 2.8 | 12 | 33.3 | 19 | 52.8 | 4 | 11.1 | 36 | 634,450 | 637,694 |

Source: CMHC (Market Absorption Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## January 2009

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $400,000 | | $400,000 - $499,999 | | $500,000 - $599,999 | | $600,000 - $749,999 | | $750,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Lion's Bay** | | | | | | | | | | | | | |
| January 2009 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| January 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| Year-to-date 2009 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| **Maple Ridge** | | | | | | | | | | | | | |
| January 2009 | 0 | 0.0 | 5 | 17.2 | 14 | 48.3 | 10 | 34.5 | 0 | 0.0 | 29 | 569,000 | 582,976 |
| January 2008 | 0 | 0.0 | 5 | 26.3 | 10 | 52.6 | 4 | 21.1 | 0 | 0.0 | 19 | 540,000 | 547,316 |
| Year-to-date 2009 | 0 | 0.0 | 5 | 17.2 | 14 | 48.3 | 10 | 34.5 | 0 | 0.0 | 29 | 569,000 | 582,976 |
| Year-to-date 2008 | 0 | 0.0 | 5 | 26.3 | 10 | 52.6 | 4 | 21.1 | 0 | 0.0 | 19 | 540,000 | 547,316 |
| **New Westminster** | | | | | | | | | | | | | |
| January 2009 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| January 2008 | 0 | 0.0 | 1 | 11.1 | 6 | 66.7 | 2 | 22.2 | 0 | 0.0 | 9 | -- | -- |
| Year-to-date 2009 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| Year-to-date 2008 | 0 | 0.0 | 1 | 11.1 | 6 | 66.7 | 2 | 22.2 | 0 | 0.0 | 9 | -- | -- |
| **North Vancouver City** | | | | | | | | | | | | | |
| January 2009 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 100.0 | 2 | -- | -- |
| January 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| Year-to-date 2009 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 100.0 | 2 | -- | -- |
| Year-to-date 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| **North Vancouver DM** | | | | | | | | | | | | | |
| January 2009 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 100.0 | 2 | -- | -- |
| January 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | 100.0 | 5 | -- | -- |
| Year-to-date 2009 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 100.0 | 2 | -- | -- |
| Year-to-date 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | 100.0 | 5 | -- | -- |
| **Pitt Meadows** | | | | | | | | | | | | | |
| January 2009 | 0 | 0.0 | 1 | 50.0 | 1 | 50.0 | 0 | 0.0 | 0 | 0.0 | 2 | -- | -- |
| January 2008 | 0 | 0.0 | 0 | 0.0 | 6 | 85.7 | 1 | 14.3 | 0 | 0.0 | 7 | -- | -- |
| Year-to-date 2009 | 0 | 0.0 | 1 | 50.0 | 1 | 50.0 | 0 | 0.0 | 0 | 0.0 | 2 | -- | -- |
| Year-to-date 2008 | 0 | 0.0 | 0 | 0.0 | 6 | 85.7 | 1 | 14.3 | 0 | 0.0 | 7 | -- | -- |
| **Port Coquitlam** | | | | | | | | | | | | | |
| January 2009 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| January 2008 | 0 | 0.0 | 0 | 0.0 | 1 | 33.3 | 1 | 33.3 | 1 | 33.3 | 3 | -- | -- |
| Year-to-date 2009 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2008 | 0 | 0.0 | 0 | 0.0 | 1 | 33.3 | 1 | 33.3 | 1 | 33.3 | 3 | -- | -- |
| **Port Moody** | | | | | | | | | | | | | |
| January 2009 | 0 | 0.0 | 1 | 14.3 | 0 | 0.0 | 0 | 0.0 | 6 | 85.7 | 7 | -- | -- |
| January 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | 100.0 | 5 | -- | -- |
| Year-to-date 2009 | 0 | 0.0 | 1 | 14.3 | 0 | 0.0 | 0 | 0.0 | 6 | 85.7 | 7 | -- | -- |
| Year-to-date 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | 100.0 | 5 | -- | -- |
| **Richmond** | | | | | | | | | | | | | |
| January 2009 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 7 | 43.8 | 9 | 56.3 | 16 | 899,500 | 1,047,188 |
| January 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 16.7 | 10 | 83.3 | 12 | 899,000 | 1,028,833 |
| Year-to-date 2009 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 7 | 43.8 | 9 | 56.3 | 16 | 899,500 | 1,047,188 |
| Year-to-date 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 16.7 | 10 | 83.3 | 12 | 899,000 | 1,028,833 |

Source: CMHC (Market Absorption Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## January 2009

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $400,000 | | $400,000 - $499,999 | | $500,000 - $599,999 | | $600,000 - $749,999 | | $750,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Surrey** | | | | | | | | | | | | | |
| January 2009 | 1 | 1.1 | 2 | 2.2 | 40 | 44.9 | 24 | 27.0 | 22 | 24.7 | 89 | 609,000 | 664,694 |
| January 2008 | 0 | 0.0 | 4 | 4.0 | 28 | 28.3 | 31 | 31.3 | 36 | 36.4 | 99 | 669,000 | 750,078 |
| Year-to-date 2009 | 1 | 1.1 | 2 | 2.2 | 40 | 44.9 | 24 | 27.0 | 22 | 24.7 | 89 | 609,000 | 664,694 |
| Year-to-date 2008 | 0 | 0.0 | 4 | 4.0 | 28 | 28.3 | 31 | 31.3 | 36 | 36.4 | 99 | 669,000 | 750,078 |
| **University Endowment Lands** | | | | | | | | | | | | | |
| January 2009 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| January 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| Year-to-date 2009 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| **Vancouver City** | | | | | | | | | | | | | |
| January 2009 | 0 | 0.0 | 0 | 0.0 | 1 | 2.7 | 0 | 0.0 | 36 | 97.3 | 37 | 1,000,000 | 1,422,811 |
| January 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | 9.4 | 29 | 90.6 | 32 | 1,294,000 | 1,493,619 |
| Year-to-date 2009 | 0 | 0.0 | 0 | 0.0 | 1 | 2.7 | 0 | 0.0 | 36 | 97.3 | 37 | 1,000,000 | 1,422,811 |
| Year-to-date 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | 9.4 | 29 | 90.6 | 32 | 1,294,000 | 1,493,619 |
| **West Vancouver** | | | | | | | | | | | | | |
| January 2009 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | 100.0 | 4 | -- | -- |
| January 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 7 | 100.0 | 7 | -- | -- |
| Year-to-date 2009 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | 100.0 | 4 | -- | -- |
| Year-to-date 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 7 | 100.0 | 7 | -- | -- |
| **White Rock** | | | | | | | | | | | | | |
| January 2009 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 1 | -- | -- |
| January 2008 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2009 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 1 | -- | -- |
| Year-to-date 2008 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| **Vancouver CMA** | | | | | | | | | | | | | |
| January 2009 | 1 | 0.4 | 10 | 4.2 | 63 | 26.3 | 62 | 25.8 | 104 | 43.3 | 240 | 698,450 | 859,914 |
| January 2008 | 0 | 0.0 | 11 | 4.1 | 63 | 23.3 | 70 | 25.9 | 126 | 46.7 | 270 | 726,950 | 946,625 |
| Year-to-date 2009 | 1 | 0.4 | 10 | 4.2 | 63 | 26.3 | 62 | 25.8 | 104 | 43.3 | 240 | 698,450 | 859,914 |
| Year-to-date 2008 | 0 | 0.0 | 11 | 4.1 | 63 | 23.3 | 70 | 25.9 | 126 | 46.7 | 270 | 726,950 | 946,625 |

Source: CMHC (Market Absorption Survey)

## Table 4.1: Average Price ($) of Absorbed Single-detached Units
## January 2009

| Submarket | Jan 2009 | Jan 2008 | % Change | YTD 2009 | YTD 2008 | % Change |
|---|---|---|---|---|---|---|
| Anmore | -- | -- | n/a | -- | -- | n/a |
| Belcarra | -- | -- | n/a | -- | -- | n/a |
| Bowen Island | -- | -- | n/a | -- | -- | n/a |
| Burnaby Total | -- | 967,300 | n/a | -- | 967,300 | n/a |
| Coquitlam | -- | -- | n/a | -- | -- | n/a |
| Delta | 708,301 | -- | n/a | 708,301 | -- | n/a |
| Langley City | -- | -- | n/a | -- | -- | n/a |
| Langley District | 727,519 | 637,694 | 14.1 | 727,519 | 637,694 | 14.1 |
| Lion's Bay | -- | -- | n/a | -- | -- | n/a |
| Maple Ridge | 582,976 | 547,316 | 6.5 | 582,976 | 547,316 | 6.5 |
| New Westminster | -- | -- | n/a | -- | -- | n/a |
| North Vancouver City | -- | -- | n/a | -- | -- | n/a |
| North Vancouver DM | -- | -- | n/a | -- | -- | n/a |
| Pitt Meadows | -- | -- | n/a | -- | -- | n/a |
| Port Coquitlam | -- | -- | n/a | -- | -- | n/a |
| Port Moody | -- | -- | n/a | -- | -- | n/a |
| Richmond | 1,047,188 | 1,028,833 | 1.8 | 1,047,188 | 1,028,833 | 1.8 |
| Surrey Total | 664,694 | 750,078 | -11.4 | 664,694 | 750,078 | -11.4 |
| University Endowment Lands | -- | -- | n/a | -- | -- | n/a |
| Vancouver City | 1,422,811 | 1,493,619 | -4.7 | 1,422,811 | 1,493,619 | -4.7 |
| West Vancouver | -- | -- | n/a | -- | -- | n/a |
| White Rock | -- | -- | n/a | -- | -- | n/a |
| **Vancouver CMA** | 859,914 | 946,625 | -9.2 | 859,914 | 946,625 | -9.2 |

Source: CMHC (Market Absorption Survey)

## Table 5: MLS® Residential Activity for Vancouver January 2009

| | | Single Detached | | | | Attached | | | | Apartment | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Number of Sales | Number of Active Listings | Sales-to-Active Listings Ratio | Average Price ($) | Number of Sales | Number of Active Listings | Sales-to-Active Listings Ratio | Average Price ($) | Number of Sales | Number of Active Listings | Sales-to-Active Listings Ratio | Average Price ($) |
| 2008 | January | 645 | 3,833 | 17% | 877,272 | 318 | 1,379 | 23% | 511,920 | 861 | 4,015 | 21% | 406,935 |
| | February | 1,000 | 4,468 | 22% | 920,643 | 484 | 1,545 | 31% | 512,730 | 1,199 | 4,579 | 26% | 424,839 |
| | March | 1,126 | 5,278 | 21% | 918,593 | 511 | 1,787 | 29% | 510,428 | 1,370 | 5,148 | 27% | 407,287 |
| | April | 1,301 | 6,222 | 21% | 880,844 | 609 | 2,044 | 30% | 509,809 | 1,364 | 5,997 | 23% | 408,036 |
| | May | 1,216 | 7,283 | 17% | 887,503 | 556 | 2,425 | 23% | 507,192 | 1,249 | 6,624 | 19% | 419,794 |
| | June | 906 | 8,122 | 11% | 908,106 | 442 | 2,732 | 16% | 514,348 | 1,038 | 7,406 | 14% | 399,356 |
| | July | 837 | 8,448 | 10% | 828,780 | 383 | 2,960 | 13% | 493,434 | 968 | 7,730 | 13% | 389,204 |
| | August | 543 | 7,927 | 7% | 808,015 | 296 | 2,792 | 11% | 493,960 | 743 | 7,231 | 10% | 401,001 |
| | September | 554 | 8,729 | 6% | 790,036 | 277 | 3,115 | 9% | 499,975 | 764 | 8,008 | 10% | 369,354 |
| | October | 497 | 8,400 | 6% | 825,206 | 224 | 3,112 | 7% | 461,788 | 647 | 7,745 | 8% | 386,838 |
| | November | 323 | 7,786 | 4% | 745,778 | 142 | 2,988 | 5% | 442,320 | 410 | 5,562 | 7% | 346,703 |
| | December | 350 | 6,374 | 5% | 829,508 | 159 | 2,472 | 6% | 483,970 | 417 | 6,347 | 7% | 357,105 |
| 2009 | January | 292 | 5,834 | 5% | 782,961 | 109 | 2,334 | 5% | 449,389 | 362 | 5,798 | 6% | 365,657 |
| | February | | | | | | | | | | | | |
| | March | | | | | | | | | | | | |
| | April | | | | | | | | | | | | |
| | May | | | | | | | | | | | | |
| | June | | | | | | | | | | | | |
| | July | | | | | | | | | | | | |
| | August | | | | | | | | | | | | |
| | September | | | | | | | | | | | | |
| | October | | | | | | | | | | | | |
| | November | | | | | | | | | | | | |
| | December | | | | | | | | | | | | |

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
Note: Based on boundaries of the REBGV, does not include Langley, North Delta,, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

## Table 5: MLS® Residential Activity for Vancouver Fourth Quarter 2008

| | | Single Detached | | | | Attached | | | | Apartment | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Number of Sales | Number of Active Listings | Sales-to-Active Listings Ratio | Average Price ($) | Number of Sales | Number of Active Listings | Sales-to-Active Listings Ratio | Average Price ($) | Number of Sales | Number of Active Listings | Sales-to-Active Listings Ratio | Average Price ($) |
| 2008 | Q1 | 2,771 | 4,526 | 20% | 909,715 | 1,313 | 1,570 | 28% | 511,638 | 3,430 | 4,581 | 25% | 413,334 |
| | Q2 | 3,423 | 7,209 | 16% | 890,425 | 1,607 | 2,400 | 22% | 510,152 | 3,651 | 6,676 | 18% | 409,591 |
| | Q3 | 1,934 | 8,368 | 8% | 811,852 | 956 | 2,956 | 11% | 495,492 | 2,475 | 7,656 | 11% | 386,618 |
| | Q4 | 1,170 | 7,520 | 5% | 804,565 | 525 | 2,857 | 6% | 463,240 | 1,474 | 6,551 | 7% | 367,263 |
| 2009 | Q1 | | | | | | | | | | | | |
| | Q2 | | | | | | | | | | | | |
| | Q3 | | | | | | | | | | | | |
| | Q4 | | | | | | | | | | | | |

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
Note: Based on boundaries of the REBGV, does not include Langley, North Delta,, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

## Table 6: Economic Indicators
## January 2009

| | | Interest Rates | | | NHPI, Total, Vancouver CMA 1997=100 | CPI, 2002 =100 | Vancouver Labour Market | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | P & I Per $100,000 | Mortage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings ($) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2008 | January | 725 | 7.35 | 7.39 | 123.6 | 110.2 | 1,248 | 3.9 | 67.7 | 768 |
| | February | 718 | 7.25 | 7.29 | 123.8 | 110.7 | 1,249 | 3.7 | 67.5 | 772 |
| | March | 712 | 7.15 | 7.19 | 124.6 | 111.2 | 1,249 | 3.8 | 67.4 | 774 |
| | April | 700 | 6.95 | 6.99 | 124.7 | 112.1 | 1,246 | 4.0 | 67.2 | 774 |
| | May | 679 | 6.15 | 6.65 | 124.3 | 113.2 | 1,243 | 4.1 | 67.1 | 778 |
| | June | 710 | 6.95 | 7.15 | 124.3 | 113.9 | 1,241 | 4.2 | 66.9 | 786 |
| | July | 710 | 6.95 | 7.15 | 124.3 | 114.7 | 1,239 | 4.2 | 66.6 | 789 |
| | August | 691 | 6.65 | 6.85 | 124.2 | 114.5 | 1,241 | 4.2 | 66.6 | 786 |
| | September | 691 | 6.65 | 6.85 | 124.1 | 114.6 | 1,240 | 4.3 | 66.4 | 787 |
| | October | 713 | 6.35 | 7.20 | 122.7 | 113.4 | 1,241 | 4.4 | 66.5 | 795 |
| | November | 713 | 6.35 | 7.20 | 120.6 | 112.9 | 1,240 | 4.5 | 66.3 | 806 |
| | December | 685 | 5.60 | 6.75 | 120.6 | 111.9 | 1,237 | 4.8 | 66.3 | 815 |
| 2009 | January | 627 | 5.00 | 5.79 | | | 1,229 | 5.1 | 65.9 | 818 |
| | February | | | | | | | | | |
| | March | | | | | | | | | |
| | April | | | | | | | | | |
| | May | | | | | | | | | |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

# HOUSING NOW REPORT TABLES

**Available in ALL reports:**

| | |
|---|---|
| 1 | Housing Activity Summary of CMA |
| 2 | Starts by Submarket and by Dwelling Type – Current Month or Quarter |
| 2.1 | Starts by Submarket and by Dwelling Type – Year-to-Date |
| 3 | Completions by Submarket and by Dwelling Type – Current Month or Quarter |
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| 4 | Absorbed Single-Detached Units by Price Range |
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| | |
|---|---|
| 1.1 | Housing Activity Summary by Submarket |
| 1.2 | History of Housing Activity (once a year) |
| 2.2 | Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter |
| 2.3 | Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date |
| 2.4 | Starts by Submarket and by Intended Market – Current Month or Quarter |
| 2.5 | Starts by Submarket and by Intended Market – Year-to-Date |
| 3.2 | Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter |
| 3.3 | Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date |
| 3.4 | Completions by Submarket and by Intended Market – Current Month or Quarter |
| 3.5 | Completions by Submarket and by Intended Market – Year-to-Date |
| 4.1 | Average Price ($) of Absorbed Single-Detached Units |

## SYMBOLS

| | |
|---|---|
| n/a | Not applicable |
| * | Totals may not add up due to co-operatives and unknown market types |
| ** | Percent change > 200% |
| - | Nil |
| -- | Amount too small to be expressed |
| SA | Monthly figures are adjusted to remove normal seasonal variation |

## Table 1: Housing Activity Summary of Abbotsford CMA
## January 2009

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| January 2009 | 9 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 13 |
| January 2008 | 33 | 0 | 8 | 0 | 60 | 0 | 0 | 0 | 101 |
| % Change | -72.7 | n/a | -50.0 | n/a | -100.0 | n/a | n/a | n/a | -87.1 |
| Year-to-date 2009 | 9 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 13 |
| Year-to-date 2008 | 33 | 0 | 8 | 0 | 60 | 0 | 0 | 0 | 101 |
| % Change | -72.7 | n/a | -50.0 | n/a | -100.0 | n/a | n/a | n/a | -87.1 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| January 2009 | 220 | 0 | 68 | 24 | 64 | 694 | 0 | 0 | 1,070 |
| January 2008 | 329 | 0 | 138 | 26 | 139 | 163 | 0 | 0 | 795 |
| % Change | -33.1 | n/a | -50.7 | -7.7 | -54.0 | ** | n/a | n/a | 34.6 |
| **COMPLETIONS** | | | | | | | | | |
| January 2009 | 18 | 0 | 12 | 0 | 33 | 0 | 0 | 0 | 63 |
| January 2008 | 38 | 0 | 12 | 4 | 12 | 147 | 0 | 0 | 213 |
| % Change | -52.6 | n/a | 0.0 | -100.0 | 175.0 | -100.0 | n/a | n/a | -70.4 |
| Year-to-date 2009 | 18 | 0 | 12 | 0 | 33 | 0 | 0 | 0 | 63 |
| Year-to-date 2008 | 38 | 0 | 12 | 4 | 12 | 147 | 0 | 0 | 213 |
| % Change | -52.6 | n/a | 0.0 | -100.0 | 175.0 | -100.0 | n/a | n/a | -70.4 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| January 2009 | 160 | 0 | 30 | 12 | 67 | 20 | 0 | 0 | 289 |
| January 2008 | 83 | 0 | 10 | 8 | 20 | 93 | 0 | 0 | 214 |
| % Change | 92.8 | n/a | 200.0 | 50.0 | ** | -78.5 | n/a | n/a | 35.0 |
| **ABSORBED** | | | | | | | | | |
| January 2009 | 23 | 0 | 20 | 0 | 17 | 0 | 0 | 0 | 60 |
| January 2008 | 35 | 0 | 6 | 0 | 6 | 105 | 0 | 0 | 152 |
| % Change | -34.3 | n/a | ** | n/a | 183.3 | -100.0 | n/a | n/a | -60.5 |
| Year-to-date 2009 | 23 | 0 | 20 | 0 | 17 | 0 | 0 | 0 | 60 |
| Year-to-date 2008 | 35 | 0 | 6 | 0 | 6 | 105 | 0 | 0 | 152 |
| % Change | -34.3 | n/a | ** | n/a | 183.3 | -100.0 | n/a | n/a | -60.5 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## January 2009

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| **Abbotsford City** | | | | | | | | | |
| January 2009 | 8 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 12 |
| January 2008 | 22 | 0 | 8 | 0 | 8 | 0 | 0 | 0 | 38 |
| **Fraser Valley H RDA** | | | | | | | | | |
| January 2009 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| January 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Mission DM** | | | | | | | | | |
| January 2009 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| January 2008 | 11 | 0 | 0 | 0 | 52 | 0 | 0 | 0 | 63 |
| **Abbotsford CMA** | | | | | | | | | |
| January 2009 | 9 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 13 |
| January 2008 | 33 | 0 | 8 | 0 | 60 | 0 | 0 | 0 | 101 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| **Abbotsford City** | | | | | | | | | |
| January 2009 | 149 | 0 | 68 | 24 | 62 | 694 | 0 | 0 | 997 |
| January 2008 | 222 | 0 | 138 | 26 | 87 | 163 | 0 | 0 | 636 |
| **Fraser Valley H RDA** | | | | | | | | | |
| January 2009 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| January 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Mission DM** | | | | | | | | | |
| January 2009 | 71 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 73 |
| January 2008 | 107 | 0 | 0 | 0 | 52 | 0 | 0 | 0 | 159 |
| **Abbotsford CMA** | | | | | | | | | |
| January 2009 | 220 | 0 | 68 | 24 | 64 | 694 | 0 | 0 | 1,070 |
| January 2008 | 329 | 0 | 138 | 26 | 139 | 163 | 0 | 0 | 795 |
| **COMPLETIONS** | | | | | | | | | |
| **Abbotsford City** | | | | | | | | | |
| January 2009 | 10 | 0 | 12 | 0 | 33 | 0 | 0 | 0 | 55 |
| January 2008 | 16 | 0 | 12 | 4 | 12 | 147 | 0 | 0 | 191 |
| **Fraser Valley H RDA** | | | | | | | | | |
| January 2009 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| January 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Mission DM** | | | | | | | | | |
| January 2009 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| January 2008 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22 |
| **Abbotsford CMA** | | | | | | | | | |
| January 2009 | 18 | 0 | 12 | 0 | 33 | 0 | 0 | 0 | 63 |
| January 2008 | 38 | 0 | 12 | 4 | 12 | 147 | 0 | 0 | 213 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## January 2009

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| **Abbotsford City** | | | | | | | | | |
| January 2009 | 87 | 0 | 30 | 12 | 30 | 8 | 0 | 0 | 167 |
| January 2008 | 37 | 0 | 10 | 7 | 20 | 69 | 0 | 0 | 143 |
| **Fraser Valley H RDA** | | | | | | | | | |
| January 2009 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| January 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Mission DM** | | | | | | | | | |
| January 2009 | 73 | 0 | 0 | 0 | 37 | 12 | 0 | 0 | 122 |
| January 2008 | 46 | 0 | 0 | 1 | 0 | 24 | 0 | 0 | 71 |
| **Abbotsford CMA** | | | | | | | | | |
| January 2009 | 160 | 0 | 30 | 12 | 67 | 20 | 0 | 0 | 289 |
| January 2008 | 83 | 0 | 10 | 8 | 20 | 93 | 0 | 0 | 214 |
| **ABSORBED** | | | | | | | | | |
| **Abbotsford City** | | | | | | | | | |
| January 2009 | 13 | 0 | 20 | 0 | 17 | 0 | 0 | 0 | 50 |
| January 2008 | 18 | 0 | 6 | 0 | 6 | 90 | 0 | 0 | 120 |
| **Fraser Valley H RDA** | | | | | | | | | |
| January 2009 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| January 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Mission DM** | | | | | | | | | |
| January 2009 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| January 2008 | 17 | 0 | 0 | 0 | 0 | 15 | 0 | 0 | 32 |
| **Abbotsford CMA** | | | | | | | | | |
| January 2009 | 23 | 0 | 20 | 0 | 17 | 0 | 0 | 0 | 60 |
| January 2008 | 35 | 0 | 6 | 0 | 6 | 105 | 0 | 0 | 152 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2A: History of Housing Starts of Abbotsford CMA 1999 - 2008

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2008 | 331 | 2 | 84 | 27 | 147 | 694 | 0 | 0 | 1,285 |
| % Change | -33.0 | n/a | -64.1 | -18.2 | 32.4 | ** | n/a | n/a | 18.1 |
| 2007 | 494 | 0 | 234 | 33 | 111 | 216 | 0 | 0 | 1,088 |
| % Change | 26.3 | -100.0 | 77.3 | -8.3 | 16.8 | -60.7 | n/a | n/a | -9.9 |
| 2006 | 391 | 4 | 132 | 36 | 95 | 549 | 0 | 0 | 1,207 |
| % Change | -12.1 | 100.0 | -42.1 | 176.9 | 61.0 | 200.0 | n/a | -100.0 | 19.3 |
| 2005 | 445 | 2 | 228 | 13 | 59 | 183 | 0 | 82 | 1,012 |
| % Change | -25.0 | 0.0 | 4.6 | -7.1 | -13.2 | ** | n/a | -37.9 | -6.6 |
| 2004 | 593 | 2 | 218 | 14 | 68 | 56 | 0 | 132 | 1,083 |
| % Change | -6.0 | -80.0 | -20.7 | ** | -11.7 | n/a | n/a | 120.0 | 2.6 |
| 2003 | 631 | 10 | 275 | 3 | 77 | 0 | 0 | 60 | 1,056 |
| % Change | 14.3 | ** | 78.6 | -50.0 | 18.5 | -100.0 | n/a | -73.8 | 1.7 |
| 2002 | 552 | 2 | 154 | 6 | 65 | 28 | 0 | 229 | 1,038 |
| % Change | 34.6 | 0.0 | n/a | 200.0 | ** | n/a | n/a | n/a | 148.3 |
| 2001 | 410 | 2 | 0 | 2 | 4 | 0 | 0 | 0 | 418 |
| % Change | 9.9 | 0.0 | n/a | 100.0 | -81.8 | n/a | -100.0 | n/a | 3.2 |
| 2000 | 373 | 2 | 0 | 1 | 22 | 0 | 6 | 0 | 405 |
| % Change | -6.3 | -50.0 | n/a | -50.0 | -68.6 | n/a | n/a | -100.0 | -28.4 |
| 1999 | 398 | 4 | 0 | 2 | 70 | 0 | 0 | 92 | 566 |

Source: CMHC (Starts and Completions Survey)

## Table 2: Starts by Submarket and by Dwelling Type
## January 2009

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 | % Change |
| Abbotsford City | 8 | 22 | 0 | 8 | 0 | 0 | 4 | 8 | 12 | 38 | -68.4 |
| Fraser Valley H RDA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Mission DM | 1 | 11 | 0 | 0 | 0 | 52 | 0 | 0 | 1 | 63 | -98.4 |
| **Abbotsford CMA** | 9 | 33 | 0 | 8 | 0 | 52 | 4 | 8 | 13 | 101 | -87.1 |

## Table 2.1: Starts by Submarket and by Dwelling Type
## January - January 2009

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | % Change |
| Abbotsford City | 8 | 22 | 0 | 8 | 0 | 0 | 4 | 8 | 12 | 38 | -68.4 |
| Fraser Valley H RDA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Mission DM | 1 | 11 | 0 | 0 | 0 | 52 | 0 | 0 | 1 | 63 | -98.4 |
| **Abbotsford CMA** | 9 | 33 | 0 | 8 | 0 | 52 | 4 | 8 | 13 | 101 | -87.1 |

Source: CMHC (Starts and Completions Survey)

## Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
## January 2009

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 |
| Abbotsford City | 0 | 0 | 0 | 0 | 4 | 8 | 0 | 0 |
| Fraser Valley H RDA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mission DM | 0 | 52 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Abbotsford DM** | 0 | 52 | 0 | 0 | 4 | 8 | 0 | 0 |

## Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
## January - January 2009

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| Abbotsford City | 0 | 0 | 0 | 0 | 4 | 8 | 0 | 0 |
| Fraser Valley H RDA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mission DM | 0 | 52 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Abbotsford CMA** | 0 | 52 | 0 | 0 | 4 | 8 | 0 | 0 |

## Table 2.4: Starts by Submarket and by Intended Market
## January 2009

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 |
| Abbotsford City | 12 | 30 | 0 | 8 | 0 | 0 | 12 | 38 |
| Fraser Valley H RDA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mission DM | 1 | 11 | 0 | 52 | 0 | 0 | 1 | 63 |
| **Abbotsford CMA** | 13 | 41 | 0 | 60 | 0 | 0 | 13 | 101 |

## Table 2.5: Starts by Submarket and by Intended Market
## January - January 2009

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| Abbotsford City | 12 | 30 | 0 | 8 | 0 | 0 | 12 | 38 |
| Fraser Valley H RDA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mission DM | 1 | 11 | 0 | 52 | 0 | 0 | 1 | 63 |
| **Abbotsord CMA** | 13 | 41 | 0 | 60 | 0 | 0 | 13 | 101 |

Source: CMHC (Starts and Completions Survey)

## Table 3: Completions by Submarket and by Dwelling Type
### January 2009

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 | % Change |
| Abbotsford City | 10 | 20 | 0 | 0 | 33 | 12 | 12 | 159 | 55 | 191 | -71.2 |
| Fraser Valley H RDA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Mission DM | 8 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 22 | -63.6 |
| **Abbotsford CMA** | 18 | 42 | 0 | 0 | 33 | 12 | 12 | 159 | 63 | 213 | -70.4 |

## Table 3.1: Completions by Submarket and by Dwelling Type
### January - January 2009

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | % Change |
| Abbotsford City | 10 | 20 | 0 | 0 | 33 | 12 | 12 | 159 | 55 | 191 | -71.2 |
| Fraser Valley H RDA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Mission DM | 8 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 22 | -63.6 |
| **Abbotsford CMA** | 18 | 42 | 0 | 0 | 33 | 12 | 12 | 159 | 63 | 213 | -70.4 |

Source: CMHC (Starts and Completions Survey)

## Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
## January 2009

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 |
| Abbotsford City | 33 | 12 | 0 | 0 | 12 | 159 | 0 | 0 |
| Fraser Valley H RDA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mission DM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Abbotsford DM** | 33 | 12 | 0 | 0 | 12 | 159 | 0 | 0 |

## Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
## January - January 2009

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| Abbotsford City | 33 | 12 | 0 | 0 | 12 | 159 | 0 | 0 |
| Fraser Valley H RDA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mission DM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Abbotsford CMA** | 33 | 12 | 0 | 0 | 12 | 159 | 0 | 0 |

## Table 3.4: Completions by Submarket and by Intended Market
## January 2009

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 | Jan 2009 | Jan 2008 |
| Abbotsford City | 22 | 28 | 33 | 163 | 0 | 0 | 55 | 191 |
| Fraser Valley H RDA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mission DM | 8 | 22 | 0 | 0 | 0 | 0 | 8 | 22 |
| **Abbotsford CMA** | 30 | 50 | 33 | 163 | 0 | 0 | 63 | 213 |

## Table 3.5: Completions by Submarket and by Intended Market
## January - January 2009

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| Abbotsford City | 22 | 28 | 33 | 163 | 0 | 0 | 55 | 191 |
| Fraser Valley H RDA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mission DM | 8 | 22 | 0 | 0 | 0 | 0 | 8 | 22 |
| **Abbotsord CMA** | 30 | 50 | 33 | 163 | 0 | 0 | 63 | 213 |

Source: CMHC (Starts and Completions Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## January 2009

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $400,000 | | $400,000 - $499,999 | | $500,000 - $599,999 | | $600,000 - $749,999 | | $750,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Abbotsford City** | | | | | | | | | | | | | |
| January 2009 | 0 | 0.0 | 1 | 7.7 | 6 | 46.2 | 2 | 15.4 | 4 | 30.8 | 13 | 580,000 | 663,023 |
| January 2008 | 0 | 0.0 | 1 | 5.6 | 4 | 22.2 | 2 | 11.1 | 4 | 22.2 | 18 | 567,000 | 612,389 |
| Year-to-date 2009 | 0 | 0.0 | 1 | 7.7 | 4 | 30.8 | 2 | 15.4 | 4 | 30.8 | 13 | 580,000 | 663,023 |
| Year-to-date 2008 | 0 | 0.0 | 1 | 5.6 | 4 | 22.2 | 2 | 11.1 | 4 | 22.2 | 18 | 567,000 | 612,389 |
| **Fraser Valley H RDA** | | | | | | | | | | | | | |
| January 2009 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| January 2008 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2009 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2008 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| **Mission DM** | | | | | | | | | | | | | |
| January 2009 | 0 | 0.0 | 6 | 60.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 10 | 497,450 | 505,570 |
| January 2008 | 0 | 0.0 | 12 | 70.6 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 17 | 485,000 | 491,288 |
| Year-to-date 2009 | 0 | 0.0 | 6 | 60.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 10 | 497,450 | 505,570 |
| Year-to-date 2008 | 0 | 0.0 | 12 | 70.6 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 17 | 485,000 | 491,288 |
| **Abbotsford CMA** | | | | | | | | | | | | | |
| January 2009 | 0 | 0.0 | 7 | 30.4 | 4 | 17.4 | 2 | 8.7 | 4 | 17.4 | 23 | 549,900 | 594,565 |
| January 2008 | 0 | 0.0 | 13 | 37.1 | 4 | 11.4 | 2 | 5.7 | 4 | 11.4 | 35 | 535,000 | 553,569 |
| Year-to-date 2009 | 0 | 0.0 | 7 | 30.4 | 4 | 17.4 | 2 | 8.7 | 4 | 17.4 | 23 | 549,900 | 594,565 |
| Year-to-date 2008 | 0 | 0.0 | 13 | 37.1 | 4 | 11.4 | 2 | 5.7 | 4 | 11.4 | 35 | 535,000 | 553,569 |

Source: CMHC (Starts and Completions Survey)

**Table 4.1: Average Price ($) of Absorbed Single-detached Units**
**January 2009**

| Submarket | Jan 2009 | Jan 2008 | % Change | YTD 2009 | YTD 2008 | % Change |
|---|---|---|---|---|---|---|
| Abbotsford City | 663,023 | 612,389 | 8.3 | 663,023 | 612,389 | 8.3 |
| Fraser Valley H RDA | -- | -- | n/a | -- | -- | n/a |
| Mission DM | 505,570 | 491,288 | 2.9 | 505,570 | 491,288 | 2.9 |
| **Abbotsford CMA** | 594,565 | 553,569 | 7.4 | 594,565 | 553,569 | 7.4 |

Source: CMHC (Market Absorption Survey)

## Table 5: MLS® Residential Activity for Fraser Valley
## January 2009

| | | Number of Sales[1] | Yr/Yr[2] (%) | Sales SA[1] | Number of New Listings[1] | New Listings SA[1] | Sales-to-New Listings SA[2] | Average Price[1] ($) | Yr/Yr[2] (%) | Average Price[1] ($) SA |
|---|---|---|---|---|---|---|---|---|---|---|
| 2008 | January | 907 | -3.1 | 1,428 | 2,593 | 2,828 | 50.5 | 428,117 | 10.6 | 445,182 |
| | February | 1,237 | -9.0 | 1,289 | 2,487 | 2,614 | 49.3 | 436,824 | 7.6 | 449,440 |
| | March | 1,238 | -25.4 | 1,249 | 3,023 | 2,805 | 44.5 | 443,590 | 5.4 | 445,532 |
| | April | 1,687 | -0.5 | 1,271 | 3,982 | 3,072 | 41.4 | 439,188 | 2.7 | 434,388 |
| | May | 1,531 | -25.1 | 1,208 | 3,482 | 2,829 | 42.7 | 432,679 | -1.1 | 421,925 |
| | June | 1,328 | -32.0 | 1,045 | 2,912 | 2,627 | 39.8 | 446,681 | 1.7 | 432,394 |
| | July | 1,216 | -36.5 | 1,039 | 3,333 | 2,738 | 37.9 | 432,686 | 1.7 | 429,815 |
| | August | 874 | -47.5 | 890 | 2,234 | 2,474 | 36.0 | 431,642 | 3.9 | 429,209 |
| | September | 924 | -26.8 | 1,019 | 2,713 | 2,626 | 38.8 | 413,837 | -3.4 | 418,510 |
| | October | 718 | -48.4 | 796 | 2,444 | 2,408 | 33.1 | 414,553 | -2.3 | 428,001 |
| | November | 483 | -61.3 | 658 | 1,660 | 2,465 | 26.7 | 403,223 | -1.2 | 411,099 |
| | December | 445 | -50.8 | 696 | 963 | 2,340 | 29.7 | 410,603 | -8.5 | 407,862 |
| 2009 | January | 361 | -60.2 | 616 | 1,752 | 2,116 | 29.1 | 400,783 | -6.4 | 412,380 |
| | February | | | | | | | | | |
| | March | | | | | | | | | |
| | April | | | | | | | | | |
| | May | | | | | | | | | |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | Q1 2008 | 3,382 | -14.5 | | 8,103 | | | 436,965 | 7.2 | |
| | Q1 2009 | N/A | | | N/A | | | N/A | | |
| | YTD 2007 | 18,032 | -0.3 | | 29,920 | | | 423,761 | 7.8 | |
| | YTD 2008 | 12,588 | -30.2 | | 31,826 | | | 431,781 | 1.9 | |

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
All figures contained in this publication are smoothed data, except for sales and active listings
Raw data: data observed for the current quarter
Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend
* Single-family homes: detached, semi-detached and row homes
** At the end of the quarter
***: observed change greater than 100%
n/a: data not available when fewer than 8 sales are recorded during the quarter
Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock

Source: CREA

## Table 6: Economic Indicators
## January 2009

| | | Interest Rates | | | NHPI, Total, 1997=100 (B.C.) | CPI, 2002 =100 (B.C.) | Abbotsford Labour Market | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | P & I Per $100,000 | Mortage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings ($) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2008 | January | 725 | 7.35 | 7.39 | 123.3 | 109.9 | 85 | 3.5 | 66.8 | 759 |
| | February | 718 | 7.25 | 7.29 | 123.4 | 110.3 | 85 | 4.5 | 67.2 | 756 |
| | March | 712 | 7.15 | 7.19 | 124.2 | 110.8 | 86 | 5.3 | 67.8 | 742 |
| | April | 700 | 6.95 | 6.99 | 124.2 | 111.8 | 87 | 5.2 | 68.9 | 732 |
| | May | 679 | 6.15 | 6.65 | 123.8 | 112.8 | 88 | 4.5 | 69.4 | 739 |
| | June | 710 | 6.95 | 7.15 | 123.7 | 113.6 | 89 | 4.1 | 69.3 | 748 |
| | July | 710 | 6.95 | 7.15 | 123.8 | 114.2 | 88 | 4.2 | 68.9 | 752 |
| | August | 691 | 6.65 | 6.85 | 123.7 | 114.0 | 90 | 4.3 | 69.9 | 740 |
| | September | 691 | 6.65 | 6.85 | 123.6 | 114.1 | 90 | 4.6 | 70.1 | 740 |
| | October | 713 | 6.35 | 7.20 | 122.2 | 112.8 | 90 | 5.0 | 70.5 | 740 |
| | November | 713 | 6.35 | 7.20 | 120.3 | 112.3 | 89 | 5.5 | 69.7 | 741 |
| | December | 685 | 5.60 | 6.75 | 120.2 | 111.4 | 88 | 5.4 | 69.2 | 737 |
| 2009 | January | 627 | 5.00 | 5.79 | | | 87 | 5.7 | 69.1 | 744 |
| | February | | | | | | | | | |
| | March | | | | | | | | | |
| | April | | | | | | | | | |
| | May | | | | | | | | | |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

# METHODOLOGY

**Starts & Completions Survey Methodology**

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

**Market Absorption Survey Methodology**

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

# STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental**: Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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